



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, January 25, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room
Meeting Held Virtually - Via Zoom Only

Meeting Procedures Statement

This meeting will be conducted by audio and video conference as well as broadcasted on cable and streamed online without a physically present quorum of the Village Board because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. The Village has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Village Manager and Village Clerk will be in attendance at the Civic Center in compliance with the Act.

To participate in this meeting at the appointed date and time, please visit the following link: <https://us02web.zoom.us/j/83400759621?pwd=L0wvRUttSnF4eEJ6NkFWcFlyd2o1QT09>

Password: 450851

Or join by telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 834 0075 9621

Passcode: 450851

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Swearing-in of Acting Village President Gary Fasules**
- E. Audience Participation**

1) Open:

The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. To participate in this meeting at the appointed date and time, please visit:

<https://us02web.zoom.us/j/83400759621?pwd=L0wvRUttSnF4eEJ6NkFWcFlyd2o1QT09>

In lieu of participating in the electronic meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment. Members of the public are welcome to speak or submit public comment forms on any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public may speak up to (3) three minutes on those items or may submit public comment forms which will be read into the record during that agenda item.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling \$3,463,374.97. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Senak)

- 1) Total Expenditures (Payroll and Vouchers) - \$3,463,374.97
- 2) December 14, 2020 Special Village Board Meeting Minutes
- 3) December 14, 2020 Village Board Meeting Minutes
- 4) January 11, 2021 Special Village Board Meeting Minutes
- 5) January 11, 2021 Village Board Meeting Minutes
- 6) Approve a Retail Façade Improvement Award in the Amount of \$22,500 and a Fire Prevention Award in the Amount of \$5,000 for 433-435 Pennsylvania Avenue, LLC at 433-435 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
- 7) Approve a Retail Interior Improvement Award in the Amount of \$1,750 for The Beer Cellar at 488 Crescent Boulevard, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
- 8) Motion to Approve the Easement Agreement between 419-421 Main Building LLC and the Village of Glen Ellyn (Village Attorney Mathews)
- 9) Ordinance No. 6843, An Ordinance Approving the Requests for Six Construction Necessitated Zoning Variations from the Glen Ellyn Zoning Code to Allow Multiple Existing Accessory Structures to Remain on the Property Located at 410 Spring Avenue (Community Development Director Springer)
- 10) Ordinance No. 6844, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2010 (Village Links Golf Course Bonds) for the Fiscal Year 2021 in the amount of \$347,055.00 (Finance Director Coyle)

- 11) Ordinance No. 6845, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds) for the Fiscal Year 2020 in the amount of \$309,027.50 (Finance Director Coyle)
- 12) Ordinance No. 6846, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Police Station Bonds) for the Fiscal Year 2021 in the amount of \$954,543.76 (Finance Director Coyle)
- 13) Ordinance No. 6847, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon Obligation Bonds, Series 2018 (Capital Projects Bonds) for the Fiscal Year 2021 in the amount of \$682,218.76 (Finance Director Coyle)
- 14) Ordinance No. 6848, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2020 (Capital Projects Bonds) for the Fiscal Year 2021 in the amount of \$608,122.63 (Finance Director Coyle)

G. Reminders

- 1) A Village Board Meeting is scheduled for Monday, February 8, 2021 at 7:00 p.m.
- 2) A Village Board Workshop is scheduled for Tuesday, February 16, 2021 at 7:00 p.m.

H. Other Business

I. Adjourn



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

**AGENDA ITEM (ID
2021-845)**

DOC ID: 2021-845

Total Expenditures (Payroll and Vouchers) - \$3,463,374.97

Statement of the Issue:

Please see the attached voucher report.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Please approve the attached vouchers.

Attachments:

1. Vouchers 2021-01-25

Approval of Vouchers
For the Village Board Meeting on January 25, 2021

EXPENDITURES:

Accounts Payable Warrant 0121-1	1/8/2021	\$525,919.77		
Accounts Payable Warrant 0121-1A	1/12/2021	\$1,698,846.00		
Accounts Payable Warrant 0121-2	1/15/2021	\$673,146.53		
Sub-Total		\$2,897,912.30	Warrant Total	<u>\$2,897,912.30</u>

PAYROLL EXPENDITURES

January 15, 2021

Net Employee Payroll Checks	\$344,841.08		
<u>Employee & Employer Payroll Deductions:</u>			
Employee Deductions*	\$167,216.96		
IMRF - Employer contribution	\$26,252.38		
Social Security/Medicare Tax Withheld - Employer portion	\$27,152.25		
Total Payroll	<u>\$565,462.67</u>		<u>\$565,462.67</u>
GRAND TOTAL			<u>\$3,463,374.97</u>

* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
51 ANCEL, GLINK, P.C.											
113102		12/09/2020		0121-1	243007	4,809.03	4,809.03	01/08/2021	INV	PD	LEGAL FEES - GEN COUNSEL/APEX/
INVOICE:3146324 1220 CHECKDATE:01/08/2021											
52 SOUTH WEST INDUSTRIES INC											
113232		01/01/2021		0121-2	243083	211.00	211.00	01/15/2021	INV	PD	MONTHLY MAINT. 0121
INVOICE:INV-36829-D7R4 CHECKDATE:01/15/2021											
65 AT&T											
113099		12/16/2020		0121-1	243010	63.55	63.55	01/08/2021	INV	PD	630-299-0131-5407 DEC 2020
INVOICE:630Z99013112 1220 CHECKDATE:01/08/2021											
114 CASCO INTERNATIONAL											
113107		12/31/2020		0121-1	243015	57.00	57.00	01/08/2021	INV	PD	SUPPLIES
INVOICE:1726939 CHECKDATE:01/08/2021											
120 CANON SOLUTIONS AMERICA, INC											
113106		12/25/2020		0121-1	243016	1,477.70	1,477.70	01/08/2021	INV	PD	CONTRACT CHARGES
INVOICE:22276705 CHECKDATE:01/08/2021											
175 COMMONWEALTH EDISON COMPANY											
113273		12/14/2020		0121-2	243087	3,939.99	3,939.99	01/15/2021	INV	PD	2943055045-1220
INVOICE:2943055045-1220 CHECKDATE:01/15/2021											
241 DU-COMM											
113217		01/01/2021		0121-2	243091	5,567.07	5,567.07	01/11/2021	INV	PD	FACILITY COSTS - 2/1/21 - 4/30
INVOICE:17422 CHECKDATE:01/15/2021											
113218		01/01/2021		0121-2	243091	115,474.50	115,474.50	01/11/2021	INV	PD	QUARTERLY SHARES 2/1/21-4/1/21
INVOICE:17465 CHECKDATE:01/15/2021											
						121,041.57					
248 DUPAGE COUNTY CLERK											
113219		01/04/2021		0121-2	243092	10.00	10.00	01/11/2021	INV	PD	HOLSTEAD NOTARY
INVOICE:2020-1 CHECKDATE:01/15/2021											
249 DUPAGE COUNTY											
113145		12/17/2020		0121-1	243026	47,931.95	47,931.95	01/05/2021	INV	PD	MAINTENANCE AND EQUIPMENT - DU
INVOICE:20-PRMS111 CHECKDATE:01/08/2021											
262 DUPAGE WATER COMMISSION											
DPWC-146		12/31/2020		0121-2	26650	293,448.68	293,448.68	01/15/2021	DIR	PD	WATER COSTS 11/30-12/31
INVOICE:DPWC-162 CHECKDATE:01/15/2021											
273 ED POSH SCHOLARSHIP FUND											

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113205 INVOICE:452101060001		01/07/2021		0121-1 CHECKDATE:01/08/2021	243059	2,600.00		2,600.00	01/08/2021	INV	PD	PYMT TO EPSF FOR DONATIONS COL
300 FBINAA - NORTHERN DIVISION												
113143 INVOICE:23968		01/05/2021		0121-1 CHECKDATE:01/08/2021	243030	120.00		120.00	01/05/2021	INV	PD	2021 DUES
301 FEDERAL EXPRESS CORPORATION												
113117 INVOICE:7-223-63867		12/24/2020		0121-1 CHECKDATE:01/08/2021	243031	11.09		11.09	01/08/2021	INV	PD	SHIPPING CHG
113276 INVOICE:7-231-87138		12/31/2020		0121-2 CHECKDATE:01/15/2021	243093	11.09		11.09	01/15/2021	INV	PD	POSTAGE/SHIPPING
						22.18						
348 GLEN ELLYN CHAMBER OF COMMERCE												
113157 INVOICE:19261		01/04/2021		0121-1 CHECKDATE:01/08/2021	243034	5,150.00		5,150.00	01/08/2021	INV	PD	GOLD MEMBERSHIP INVESTMENT
113158 INVOICE:19289		01/04/2021		0121-1 CHECKDATE:01/08/2021	243034	100.00		100.00	01/08/2021	INV	PD	CHAMBER MEMBER PR
						5,250.00						
368 GRACE LUTHERAN CHURCH												
9689419 INVOICE:GRACE-112		01/07/2021		0121-1 CHECKDATE:01/08/2021	243037	320.00		320.00	01/08/2021	INV	PD	CUSTODIAL/TELECOM JAN2021
388 H-O-H WATER TECHNOLOGY, INC												
113245 INVOICE:595070		12/18/2020		0121-2 CHECKDATE:01/15/2021	243102	262.61		262.61	01/15/2021	INV	PD	BOILER CHEMICALS
419 ILLINOIS MUNICIPAL LEAGUE												
113292 INVOICE:I-55811		12/31/2020		0121-2 CHECKDATE:01/15/2021	243104	30.00		30.00	01/15/2021	INV	PD	2021 ANNUAL SUBSCRIPTION
546 LEN'S ACE HARDWARE, INC.												
113178 INVOICE:96920/3		10/05/2020		0121-1 CHECKDATE:01/08/2021	243049	9.32		9.32	01/08/2021	INV	PD	OPERATING SUPPLIES
113177 INVOICE:97372/3		11/07/2020		0121-1 CHECKDATE:01/08/2021	243049	5.39		5.39	01/08/2021	INV	PD	CLEANING SUPPLIES
113256 INVOICE:97660/3		12/01/2020		0121-2 CHECKDATE:01/15/2021	243112	12.75		12.75	01/15/2021	INV	PD	PARTS FOR PW
113119 INVOICE:98077/3		12/29/2020		0121-1 CHECKDATE:01/08/2021	243049	19.49		19.49	01/08/2021	INV	PD	PW #203 HARWARE
113175 INVOICE:98156/3		01/06/2021		0121-1 CHECKDATE:01/08/2021	243049	44.05		44.05	01/08/2021	INV	PD	CLEANING TOOLS AND SUPPLIES
113176 INVOICE:98159/3		01/06/2021		0121-1 CHECKDATE:01/08/2021	243049	7.19		7.19	01/08/2021	INV	PD	CLEANING PART
113268		01/07/2021		0121-2	243112	22.62		22.62	01/15/2021	INV	PD	OPERATING SUPPLIES

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:98177/3			CHECKDATE:01/15/2021			120.81						
596 METRO PARAMEDIC SERVICES, INC.												
113270		12/14/2020		0121-2	243115	34,962.82	34,962.82	01/15/2021	INV	PD		JANUARY 2021 PARAMEDIC SERVICE
INVOICE:20-404523			CHECKDATE:01/15/2021									
612 KONICA MINOLTA BUSINESS SOLUTIONS INC												
113118		12/22/2020		0121-1	243046	226.00	226.00	01/08/2021	INV	PD		PW COPIER
INVOICE:431901719			CHECKDATE:01/08/2021									
113198		12/23/2020		0121-1	243046	675.00	675.00	01/08/2021	INV	PD		PW COPIER
INVOICE:431945955			CHECKDATE:01/08/2021									
113230		01/02/2021		0121-2	243110	203.00	203.00	01/15/2021	INV	PD		SEN. CENTER COPIER
INVOICE:70829041			CHECKDATE:01/15/2021									
635 NATIONAL ELEVATOR INSPECTION SVCS INC												
113121		12/11/2020		0121-1	243056	325.00	325.00	01/08/2021	INV	PD		ELEVATOR INSPECTIONS
INVOICE:0410928			CHECKDATE:01/08/2021									
113122		12/22/2020		0121-1	243056	455.00	455.00	01/08/2021	INV	PD		ELEVATOR INSPECTIONS
INVOICE:0411882			CHECKDATE:01/08/2021									
651 NORTHERN ILLINOIS GAS COMPANY												
113247		12/31/2020		0121-2	243117	59.99	59.99	01/15/2021	INV	PD		05-47-62-1000 9 0121
INVOICE:05-47-62-1000 9 0121			CHECKDATE:01/15/2021									
655 NORTHERN ILLINOIS UNIVERSITY												
113246		12/31/2020		0121-2	243118	1,112.00	1,112.00	01/15/2021	INV	PD		REIMBURSE - E. BEBORA
INVOICE:NIU-4			CHECKDATE:01/15/2021									
670 DAVID B COULTER												
113250		01/04/2021		0121-2	243120	77.50	77.50	01/15/2021	INV	PD		DEC 2020 PW TREE PRESERVATION
INVOICE:113250			CHECKDATE:01/15/2021									
676 PACKEY WEBB FORD, INC.												
113125		12/28/2020		0121-1	243058	12.66	12.66	01/08/2021	INV	PD		PD #20-019 PARTS
INVOICE:153944			CHECKDATE:01/08/2021									
754 RIGGS BROS. AUTO INTERIORS, INC.												
113127		12/22/2020		0121-1	243061	385.00	385.00	01/08/2021	INV	PD		PD #018 DRIVERS SEAT REPAIR
INVOICE:150989			CHECKDATE:01/08/2021									
764 ROTARY CLUB OF GLEN ELLYN												
113281		01/04/2021		0121-2	243124	147.00	147.00	01/15/2021	INV	PD		MONTHLY DUES 0121
INVOICE:139			CHECKDATE:01/15/2021									

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
792 THE SHERWIN WILLIAMS CO.												
113258		01/11/2021		0121-2	243125	88.43		88.43	01/15/2021	INV	PD	OPERATING SUPPLIES
INVOICE:1159-3 CHECKDATE:01/15/2021												
806 STANDARD EQUIPMENT COMPANY												
113248		12/23/2020		0121-2	243128	845.20		845.20	01/15/2021	INV	PD	REPLACEMENT MOTOR
INVOICE:P26431 CHECKDATE:01/15/2021												
865 ACUSHNET COMPANY												
113191		08/18/2020		0121-1	243069	134.35		134.35	01/08/2021	INV	PD	PRODUCT RESALE
INVOICE:909403801 CHECKDATE:01/08/2021												
884 U.S. FOODSERVICE, INC.												
113182		12/30/2020		0121-1	243074	786.20		786.20	01/08/2021	INV	PD	FOOD RESALE/OPERATING SUPPLIES
INVOICE:1211875 CHECKDATE:01/08/2021												
113183		12/31/2020		0121-1	243074	49.63		49.63	01/08/2021	INV	PD	FOOD RESALE
INVOICE:1258473 CHECKDATE:01/08/2021												
113184		12/31/2020		0121-1	243074	115.98		115.98	01/08/2021	INV	PD	FOOD RESALE
INVOICE:1260866 CHECKDATE:01/08/2021												
113267		01/06/2021		0121-2	243133	1,062.78		1,062.78	01/15/2021	INV	PD	FOOD RESALE/SUPPLIES
INVOICE:1371294 CHECKDATE:01/15/2021												
113272		01/07/2021		0121-2	243133	-33.31		-33.31	01/07/2021	CRM	PD	FOOD RESALE CREDIT
INVOICE:2960907 CHECKDATE:01/15/2021												
113266		01/05/2021		0121-2	243133	-339.88		-339.88	01/15/2021	CRM	PD	FOOD RESALE
INVOICE:2998412 CHECKDATE:01/15/2021												
						1,641.40						
915 VERIZON WIRELESS SERVICES LLC												
113142		12/16/2020		0121-1	243075	704.25		704.25	01/08/2021	INV	PD	PD MDT 4G
INVOICE:9869299599 CHECKDATE:01/08/2021												
929 W.W. GRAINGER INC												
113238		12/21/2020		0121-2	243097	40.69		40.69	01/15/2021	INV	PD	PW SUPPLIES
INVOICE:9752355868 CHECKDATE:01/15/2021												
113244		12/30/2020		0121-2	243097	101.04		101.04	01/15/2021	INV	PD	OPERATING SUPPLIES
INVOICE:9759258594 CHECKDATE:01/15/2021												
						141.73						
948 WEST PUBLISHING CORPORATION												
113159		01/01/2021		0121-1	243077	389.30		389.30	01/08/2021	INV	PD	MONTHLY CHARGES 2020
INVOICE:843589218 CHECKDATE:01/08/2021												
1007 TYLER TECHNOLOGIES, INC.												
110768		09/15/2020		0121-1	243071	416.62		416.62	10/02/2020	INV	PD	2020 W-2's & 1099R
INVOICE:49624 CHECKDATE:01/08/2021												

VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1076 CINTAS CORPORATION NO 2											
113188		12/17/2020		0121-1	243019	487.07	487.07	01/08/2021	INV	PD	CLEANING SUPPLIES
INVOICE:4070503200											
113186		12/23/2020		0121-1	243019	323.42	323.42	01/08/2021	INV	PD	OPERATING SUPPLIES
INVOICE:4071107048											
113274		12/23/2020		0121-2	243084	80.37	80.37	01/15/2021	INV	PD	TRAFFIC MATS
INVOICE:4071107049											
113185		12/09/2020		0121-1	243018	175.54	175.54	01/08/2021	INV	PD	FIRST AID SUPPLIES
INVOICE:5044828337											
						1,066.40					
1078 EQUIFAX INFORMATION SVCS LLC											
113149		12/17/2020		0121-1	243028	26.65	26.65	01/05/2021	INV	PD	DECEMBER, 2020 SERVICES
INVOICE:6142409											
1082 MUNICIPAL INS COOPERATIVE AGENCY											
113243		12/11/2020		0121-2	243116	3,433.35	3,433.35	01/15/2021	INV	PD	SWANSON AND FREITAG CLAIMS
INVOICE:113243											
1201 PHILLIP'S FLOWERS											
113216		12/31/2020		0121-2	243122	67.95	67.95	01/11/2021	INV	PD	FLOWERS
INVOICE:0587939											
1207 CIVILTECH ENGINEERING, INC.											
113251	20190058	12/10/2020		0121-2	243085	49,453.44	49,453.44	01/15/2021	INV	PD	PHASE II ENG - CBD STREETScape
INVOICE:49542											
1458 OFFICE DEPOT, INC											
113124		12/15/2020		0121-1	243057	94.57	94.57	01/08/2021	INV	PD	OFFICE SUPPLIES
INVOICE:143395335001											
113123		12/17/2020		0121-1	243057	24.79	24.79	01/08/2021	INV	PD	OFFICE SUPPLIES
INVOICE:143403126001											
113212		12/15/2020		0121-2	243119	53.84	53.84	01/11/2021	INV	PD	2021 LABELS,3X3 NOTES,PENS,RUB
INVOICE:144784441001											
113278		12/24/2020		0121-2	243119	15.99	15.99	01/15/2021	INV	PD	OFFICE SUPPLIES
INVOICE:145519723001											
						189.19					
1726 BRIDGESTONE RETAIL OPERATIONS, LLC											
113113		12/29/2020		0121-1	243032	497.20	497.20	01/08/2021	INV	PD	INVENTORY - POLICE TIRES
INVOICE:284752											
1917 DULTMEIER SALES LLC											
113110		12/22/2020		0121-1	243025	38.59	38.59	01/08/2021	INV	PD	PW #204 TANK FITTINGS
INVOICE:3759443											
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113115		12/14/2020		0121-1	243029	-30.00	-30.00	01/08/2021	CRM	PD		BATTERY CORE CREDIT
INVOICE:61-502214			CHECKDATE:01/08/2021									
113116		12/16/2020		0121-1	243029	-16.00	-16.00	01/08/2021	CRM	PD		CORE CREDIT
INVOICE:61-502537			CHECKDATE:01/08/2021									
113114		12/30/2020		0121-1	243029	247.61	247.61	01/08/2021	INV	PD		INVENTORY - BATTERIES
INVOICE:61-503692			CHECKDATE:01/08/2021									
2021 A-RELIABLE PRINTING						201.61						
113220		01/05/2021		0121-2	243080	103.00	103.00	01/11/2021	INV	PD		WRITTEN STATEMENT NARRATIVE FO
INVOICE:23099			CHECKDATE:01/15/2021									
2081 HAMPTON, LENZINI AND RENWICK, INC.												
113202		01/05/2021		0121-1	243039	1,910.00	1,910.00	01/08/2021	INV	PD		TREE PRESERVATION SERVICES
INVOICE:20210007			CHECKDATE:01/08/2021									
2162 LANDSCAPE CREATIONS INC												
113164		01/05/2021		0121-1	243048	2,000.00	2,000.00	01/08/2021	INV	PD		RESTORE. DEP. - 919 WAVERLY
INVOICE:113164			CHECKDATE:01/08/2021									
2324 HARRIS MOTOR SPORTS, INC.												
113279		07/01/2020		0121-2	243100	-55.95	-55.95	01/15/2021	CRM	PD		PARTS RETURN CREDIT
INVOICE:02-262644			CHECKDATE:01/15/2021									
113284		01/04/2021		0121-2	243100	2,501.74	2,501.74	01/15/2021	INV	PD		SEASONAL LEASE
INVOICE:02-275216			CHECKDATE:01/15/2021									
						2,445.79						
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
113261		12/18/2020		0121-2	243129	157.20	157.20	01/15/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3464764624			CHECKDATE:01/15/2021									
113129		12/19/2020		0121-1	243067	66.09	66.09	01/08/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3464886541			CHECKDATE:01/08/2021									
113260		12/31/2020		0121-2	243129	56.57	56.57	01/15/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3465607556			CHECKDATE:01/15/2021									
113257		01/01/2021		0121-2	243129	186.15	186.15	01/15/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3465839236			CHECKDATE:01/15/2021									
113259		01/01/2021		0121-2	243129	64.11	64.11	01/15/2021	INV	PD		CLEANING SUPPLIES
INVOICE:3465839238			CHECKDATE:01/15/2021									
						530.12						
3037 COZZINI BROS INC.												
113190		12/31/2020		0121-1	243022	27.00	27.00	01/08/2021	INV	PD		KNIFE SERVICE
INVOICE:C8856942			CHECKDATE:01/08/2021									
3150 SPENGLER DESIGN & CONSTRUCTION												
113165		01/05/2021		0121-1	243066	3,000.00	3,000.00	01/08/2021	INV	PD		RESTORE. DEP - 329 SPRING AVE.
INVOICE:113165			CHECKDATE:01/08/2021									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3571 HARRY C SMITH LTD											
113262		12/21/2020		0121-2	243127	6,149.00	6,149.00	01/15/2021	INV	PD	LEGAL FEES 1220
INVOICE:3788 CHECKDATE:01/15/2021											
3636 LANDS' END INC.											
113137		12/15/2020		0121-1	243047	109.85	109.85	01/05/2021	INV	PD	2 QUARTER ZIP SWEATERS
INVOICE:SIN8834717 CHECKDATE:01/08/2021											
4547 CORE & MAIN LP											
113252		12/29/2020		0121-2	243088	32.20	32.20	01/15/2021	INV	PD	OPERATING SUPPLIES
INVOICE:N531775 CHECKDATE:01/15/2021											
4922 UNITED SEPTIC, INC.											
113263		01/07/2021		0121-2	243131	500.00	500.00	01/15/2021	INV	PD	OPERATING SUPPLIES
INVOICE:9518 CHECKDATE:01/15/2021											
5018 SUBURBAN LABORATORIES, INC.											
113255		12/31/2020		0121-2	243130	425.50	425.50	01/15/2021	INV	PD	WATER TESTING
INVOICE:183940 CHECKDATE:01/15/2021											
113249		12/31/2020		0121-2	243130	300.00	300.00	01/15/2021	INV	PD	DISINFECTANT BYPRODUCTS
INVOICE:184009 CHECKDATE:01/15/2021											
						725.50					
5049 GROOT INDUSTRIES INC.											
113271		01/01/2021		0121-2	243099	381.24	381.24	01/15/2021	INV	PD	3107-61815-001 DEC2020 WASTE R
INVOICE:6435300 CHECKDATE:01/15/2021											
113166		01/01/2021		0121-1	243038	117,261.83	117,261.83	01/08/2021	INV	PD	WASTE REMOVAL OCT 2020
INVOICE:6435663 CHECKDATE:01/08/2021											
						117,643.07					
5244 R MADDEN											
113169		01/06/2021		0121-1	243050	59.10	59.10	01/06/2021	INV	PD	UB #320750 WATER REFUND - 419
INVOICE:113169 CHECKDATE:01/08/2021											
5573 J.G. UNIFORMS, INC.											
113210		12/22/2020		0121-2	243106	30.00	30.00	01/11/2021	INV	PD	VEST COVER ALTERATION - CARIUS
INVOICE:80275 CHECKDATE:01/15/2021											
5758 SWAHM											
7247120		01/07/2021		0121-1	26644	238,001.56	238,001.56	01/08/2021	DIR	PD	SWAHM INSURANCE PAYMENT JAN202
INVOICE:SWAHM-145 CHECKDATE:01/08/2021											
6368 GROOT RECYCLING & WASTE SERVICES INC											
113213		12/31/2020		0121-2	243081	64.32	64.32	01/11/2021	INV	PD	SHREDDING SERVICES FOR 1 LARGE

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:6546286		CHECKDATE:01/15/2021									
6405 HIGHLAND BAKING CO											
113264		01/02/2021		0121-2	243101	23.97	23.97	01/15/2021	INV	PD	FOOD RESALE
INVOICE:0002402459		CHECKDATE:01/15/2021									
113265		01/07/2021		0121-2	243101	14.11	14.11	01/15/2021	INV	PD	FOOD RESALE
INVOICE:0002404192		CHECKDATE:01/15/2021									
						38.08					
6552 PROVANTAGE CORPORATION											
113289		01/11/2021		0121-2	243123	70.55	70.55	01/15/2021	INV	PD	FIREWALL MAINT.
INVOICE:8859131		CHECKDATE:01/15/2021									
113288		01/12/2021		0121-2	243123	1,003.00	1,003.00	01/15/2021	INV	PD	MONITORING SOFTWARE MAINTENANC
INVOICE:8860630		CHECKDATE:01/15/2021									
						1,073.55					
6610 COMCAST CABLE COMMUNICATIONS, LLC											
113109		12/22/2020		0121-1	243021	205.63	205.63	01/08/2021	INV	PD	PD TV 8771 20 056 0545119 DEC
INVOICE:0545119 1220A		CHECKDATE:01/08/2021									
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP											
113242		10/31/2020		0121-2	243086	170.00	170.00	01/15/2021	INV	PD	LEGAL FEES
INVOICE:13282		CHECKDATE:01/15/2021									
113280		12/31/2020		0121-2	243086	170.00	170.00	01/15/2021	INV	PD	PROFESSIONAL SERVICES
INVOICE:13505		CHECKDATE:01/15/2021									
						340.00					
6832 POWER UP BATTERIES LLC											
113103		12/18/2020		0121-1	243013	5.95	5.95	01/08/2021	INV	PD	BATTERIES FOR SHOCKS PARK TIME
INVOICE:P34690367		CHECKDATE:01/08/2021									
6942 SMITH BROTHERS TREE SERVICE											
113162		12/31/2020		0121-1	243065	1,000.00	1,000.00	01/08/2021	INV	PD	SNOW REMOVAL SERVICES - JAN202
INVOICE:000418		CHECKDATE:01/08/2021									
7600 STUEVER & SONS, INC											
113195		12/03/2020		0121-1	243068	160.00	160.00	01/08/2021	INV	PD	BEVERAGE CLEANING
INVOICE:0327514		CHECKDATE:01/08/2021									
113196		12/16/2020		0121-1	243068	280.00	280.00	01/08/2021	INV	PD	BEVERAGE CLEANING
INVOICE:0327528		CHECKDATE:01/08/2021									
113197		12/30/2020		0121-1	243068	280.00	280.00	01/08/2021	INV	PD	BEVERAGE CLEANING
INVOICE:0328544		CHECKDATE:01/08/2021									
						720.00					
7819 HOUSEAL LAVIGNE ASSOCIATES, LLC											
113193	20200047	12/09/2020		0121-1	243041	15,258.75	15,258.75	01/08/2021	INV	PD	DOWNTOWN 3D IMMERSIVE MODEL
INVOICE:4877		CHECKDATE:01/08/2021									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113194 INVOICE:4878		12/09/2020		0121-1	243041	1,500.00	1,500.00	01/08/2021	INV	PD	460 CRESCENT PROFESSIONAL SERV
				CHECKDATE:01/08/2021		16,758.75					
8044 US BANK NATIONAL ASSOCIATION											
113239 INVOICE:5976087		12/24/2020		0121-2	243132	550.00	550.00	01/15/2021	INV	PD	PAYING AGENT FEE 2018 BONDS
				CHECKDATE:01/15/2021							
8086 HUFF & HUFF, INC											
112851 INVOICE:0804914		11/16/2020		0121-1	243042	11,347.51	11,347.51	12/30/2020	INV	PD	PROF SERVICES
				CHECKDATE:01/08/2021							
8205 MUNICIPAL GIS PARTNERS, INC											
113146 INVOICE:5025	20190066	12/31/2020		0121-1	243055	6,963.39	6,963.39	01/08/2021	INV	PD	GIS SERVICES
				CHECKDATE:01/08/2021							
8565 WIDOPENWEST FINANCE LLC											
113141 INVOICE:013896527-1220		12/15/2020		0121-1	243078	133.50	133.50	01/08/2021	INV	PD	CC & PW INTERNET FOR WIFI
				CHECKDATE:01/08/2021							
113291 INVOICE:014635006 0121		01/03/2021		0121-2	243135	66.75	66.75	01/15/2021	INV	PD	014635006 0121 PDWIFI
				CHECKDATE:01/15/2021							
113228 INVOICE:015331270 0121		01/03/2021		0121-2	243135	132.98	132.98	01/15/2021	INV	PD	015331270 0121
				CHECKDATE:01/15/2021		333.23					
8568 HOUSE OF GRAPHICS, INC											
113240 INVOICE:2012065		12/14/2020		0121-2	243103	532.50	532.50	01/15/2021	INV	PD	2020 SANTA RETURN LETTERS/PHOT
				CHECKDATE:01/15/2021							
113241 INVOICE:2012088		12/16/2020		0121-2	243103	532.50	532.50	01/15/2021	INV	PD	2020 SANTA RETURN LETTER/PHOTO
				CHECKDATE:01/15/2021		1,065.00					
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC											
113126 INVOICE:3021922113		12/30/2020		0121-1	243062	75.90	75.90	01/08/2021	INV	PD	PW #202 PARTS
				CHECKDATE:01/08/2021							
8698 AQUA BACKFLOW, INC											
113180 INVOICE:2020-1471		12/28/2020		0121-1	243008	10.00	10.00	01/08/2021	INV	PD	CERTIFIED LETTER - 69 TANGLEWO
				CHECKDATE:01/08/2021							
8837 PIPER GIAMPAOLO											
113222 INVOICE:23187		01/11/2021		0121-2	243096	930.00	930.00	01/15/2021	INV	PD	R.E. TRANSFER TAX REFUND 89 KE
				CHECKDATE:01/15/2021							
9120 ENFORCEMENT VIDEO, LLC											
113215		12/16/2020		0121-2	243134	765.00	765.00	01/11/2021	INV	PD	TRANSMITTER,BELT CLIP,PIVOT CL

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:ACCV0028621		CHECKDATE:01/15/2021									
9334 BIZODO, INC											
113161		01/01/2021		0121-1	243063	6,500.00	6,500.00	01/08/2021	INV	PD	ANNUAL MAINT.
INVOICE:3688		CHECKDATE:01/08/2021									
9374 JOSEPH SKARDA											
113236		01/11/2021		0121-2	243126	2,265.00	2,265.00	01/15/2021	INV	PD	RETT REFUND - 934 MARYKNOLL CI
INVOICE:23333		CHECKDATE:01/15/2021									
9689 U.S. FIRE & SAFETY EQUIPMENT CO											
113134		12/22/2020		0121-1	243072	903.00	903.00	01/08/2021	INV	PD	ANNUAL VEHICLE FIRE EXTINGUISH
INVOICE:507909		CHECKDATE:01/08/2021									
9718 SEBIS DIRECT INC											
113128		12/14/2020		0121-1	243064	870.47	870.47	01/08/2021	INV	PD	UTILITY BILLING SERVICES
INVOICE:31214		CHECKDATE:01/08/2021									
9750 RAPID TRANSPORT TOWING, INC											
113152		01/01/2021		0121-1	243060	165.00	165.00	01/05/2021	INV	PD	TRAILER 53 BY SURREY 1/1/2021
INVOICE:3237		CHECKDATE:01/08/2021									
9937 AMERICAN FASTENER TECHNOLOGIES CORP											
113253		12/28/2020		0121-2	243082	412.29	412.29	01/15/2021	INV	PD	OPERATING SUPPLIES
INVOICE:77563		CHECKDATE:01/15/2021									
10016 JUNSTIN/VANESSA PFAFF											
113235		01/11/2021		0121-2	243121	1,986.00	1,986.00	01/15/2021	INV	PD	RETT REFUND - 435 N MONTCLAIR
INVOICE:23127		CHECKDATE:01/15/2021									
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC											
113150		01/01/2021		0121-1	243070	222.50	222.50	01/05/2021	INV	PD	DECEMBER, 2020 SERVICES
INVOICE:258788-202012-1		CHECKDATE:01/08/2021									
10033 G & B SERVICE AND RECOVERY											
113153		01/01/2021		0121-1	243035	165.00	165.00	01/05/2021	INV	PD	FORD EXPLORER 12-31-2020
INVOICE:76125		CHECKDATE:01/08/2021									
10060 TIM/ARLENE CLEARY											
113181		12/30/2020		0121-1	243020	429.30	429.30	01/08/2021	INV	PD	REIMBURSEMENT - 744 WINGATE
INVOICE:113181		CHECKDATE:01/08/2021									
10087 KRISTIN SALVADOR DESIGN, INC											
113283		01/11/2021		0121-2	243111	152.00	152.00	01/15/2021	INV	PD	INFOGRAPHIC DESIGN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:942												
CHECKDATE:01/15/2021												
10159 MIDAMERICAN TECHNOLOGY												
113179		12/16/2020		0121-1	243052	270.00		270.00	01/08/2021	INV	PD	LOCATOR CALIBRATION
INVOICE:14730												
CHECKDATE:01/08/2021												
10559 ALLIED GARAGE DOOR INC												
113100		12/30/2020		0121-1	243006	93.75		93.75	01/08/2021	INV	PD	REPAIR TO FLEET GARAGE DOOR
INVOICE:0000163873												
CHECKDATE:01/08/2021												
113101		12/30/2020		0121-1	243006	161.50		161.50	01/08/2021	INV	PD	SERVICE TO GARAGE DOOR
INVOICE:0000163874												
CHECKDATE:01/08/2021												
						255.25						
10821 JENNIFER FRASCA												
113211		12/18/2020		0121-2	243094	31.50		31.50	01/11/2021	INV	PD	PANTS - FRASCA
INVOICE:2020-1												
CHECKDATE:01/15/2021												
10852 LITGEN CONCRETE CUTTING & CORING CO												
113237		12/08/2020		0121-2	243113	675.00		675.00	01/15/2021	INV	PD	NWC MAIN & CRESCENT JOB
INVOICE:201058												
CHECKDATE:01/15/2021												
10880 IRTS SOLUTIONS LLC												
113200		01/01/2021		0121-1	243044	2,410.20		2,410.20	01/08/2021	INV	PD	3RD PARTY JULIE TRACKING SOFTW
INVOICE:SIR006577												
CHECKDATE:01/08/2021												
10906 MIDCO INC												
113144		01/05/2021		0121-1	243053	320.00		320.00	01/05/2021	INV	PD	2ND FLOOR 360 CAMERA UPDATE
INVOICE:1377673												
CHECKDATE:01/08/2021												
11192 THOMAS MCGANN												
113234		01/11/2021		0121-2	243114	1,407.00		1,407.00	01/15/2021	INV	PD	RETT REFUND - 317 PRINCE EDWAR
INVOICE:23239												
CHECKDATE:01/15/2021												
11263 ENGINEERING CONSULTING SERVICES, LTD												
113112		12/04/2020		0121-1	243027	1,790.00		1,790.00	01/08/2021	INV	PD	CUMNOR AVE. IMPROVEMENT PROJEC
INVOICE:852180												
CHECKDATE:01/08/2021												
11280 B&B HOLIDAY DECORATING, LLC												
113104	20200061	10/23/2020		0121-1	243011	26,985.75		26,985.75	01/08/2021	INV	PD	YR 3 SEASONAL DECORATIONS
INVOICE:3950												
CHECKDATE:01/08/2021												
11451 VIP SERVICES INC												
113139		11/28/2020		0121-1	243076	730.00		730.00	01/08/2021	INV	PD	VALET PARKING 413 & 474 MAIN
INVOICE:27925												
CHECKDATE:01/08/2021												
113136		12/05/2020		0121-1	243076	730.00		730.00	01/08/2021	INV	PD	VALET PARKING SERVICES 474-413

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:27929			CHECKDATE:01/08/2021									
113138		12/12/2020		0121-1	243076	730.00		730.00	01/08/2021	INV	PD	VALET PARKING 474-413 MAIN
INVOICE:27932			CHECKDATE:01/08/2021									
113135		12/26/2020		0121-1	243076	390.00		390.00	01/08/2021	INV	PD	VALET PARKING 474-413 MAIN
INVOICE:27944			CHECKDATE:01/08/2021									
						2,580.00						
11480 M.A. MORTENSON COMPANY												
113286	20190011	11/30/2020		0121-1A	26653	1,698,846.00		1,698,846.00	11/30/2020	DIR	PD	GARAGE PRE-CONSTRUCTION DESIGN
INVOICE:18090015-13A			CHECKDATE:01/12/2021									
11715 DAY ROBERT & MORRISON, PC												
113111		11/30/2020		0121-1	243024	1,892.00		1,892.00	01/08/2021	INV	PD	APEX LITIGATION
INVOICE:32259			CHECKDATE:01/08/2021									
11761 MOSHE CALAMARO & ASSOCIATES												
113151		11/24/2020		0121-1	243054	375.00		375.00	01/08/2021	INV	PD	427-443 DUANE ENGINEERING SERV
INVOICE:2013082			CHECKDATE:01/08/2021									
11819 UNIFIRST CORPORATION												
113131		12/11/2020		0121-1	243073	45.00		45.00	01/08/2021	INV	PD	TRAFFIC MATS
INVOICE:061 11334820			CHECKDATE:01/08/2021									
113130		12/04/2020		0121-1	243073	45.00		45.00	01/08/2021	INV	PD	TRAFFIC MATS
INVOICE:061 1333287			CHECKDATE:01/08/2021									
113132		12/18/2020		0121-1	243073	45.00		45.00	01/08/2021	INV	PD	TRAFFIC MATS
INVOICE:061 1336436			CHECKDATE:01/08/2021									
113133		12/25/2020		0121-1	243073	45.00		45.00	01/08/2021	INV	PD	TRAFFIC MATS
INVOICE:061 1337973			CHECKDATE:01/08/2021									
						180.00						
11828 GET FRESH PRODUCE												
113269		01/08/2021		0121-2	243095	208.35		208.35	01/15/2021	INV	PD	FOOD RESALE
INVOICE:03665908			CHECKDATE:01/15/2021									
11830 FUTURITY 19 INC												
113156		01/01/2021		0121-1	243033	240.00		240.00	01/08/2021	INV	PD	CC GUTTER INSPECTIONS
INVOICE:1231			CHECKDATE:01/08/2021									
11887 DACRA ADJUDICATION SYSTEMS LLC												
113214		12/31/2020		0121-2	243089	1,500.00		1,500.00	01/11/2021	INV	PD	DECEMBER SERVICES
INVOICE:2020-415			CHECKDATE:01/15/2021									
11995 ACP CREATIV IT LLC												
113147		12/04/2020		0121-1	243009	6,500.00		6,500.00	01/08/2021	INV	PD	2021 BUDGET - AV MAINTENANCE
INVOICE:522928H-IN			CHECKDATE:01/08/2021									
12001 GOVERLAN INC												

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113160 INVOICE:BB50D01F-0002		01/04/2021		0121-1 CHECKDATE:01/08/2021	243036	2,484.00	2,484.00	01/08/2021	INV	PD	ANNUAL MAINT. - IT SUPPORT SOF
12334 POWER DRY OF CHICAGO, INC											
113140 INVOICE:30442		01/05/2021		0121-1 CHECKDATE:01/08/2021	243017	150.00	150.00	01/05/2021	INV	PD	BIOHAZARD SERVICES ON 12/25/20
12335 ILLINOIS PHLEBOTOMY SERVICES											
113148 INVOICE:1239		12/16/2020		0121-1 CHECKDATE:01/08/2021	243043	425.00	425.00	01/05/2021	INV	PD	12/16/2020 PHLEBOTOMY SERVICES
12336 KO-ZE, LLC											
113231 INVOICE:113231	20200055	01/04/2021		0121-2 CHECKDATE:01/15/2021	243109	60,000.00	60,000.00	01/15/2021	INV	PD	INTERIOR IMPROVEMENT AWARD
12362 MAESTRO REAL ESTATE AND DEVELOPMENT, LLC											
113171 INVOICE:113171		01/06/2021		0121-1 CHECKDATE:01/08/2021	243051	48.90	48.90	01/06/2021	INV	PD	UB #335730 WATER REFUND - 189
12390 DEPENDENT SPECIALISTS, INC.											
113275 INVOICE:2374		01/06/2021		0121-2 CHECKDATE:01/15/2021	243090	1,500.00	1,500.00	01/15/2021	INV	PD	COMPREHENSIVE DEPENDENT VERIFI
12400 BANK OF AMERICA											
113172 INVOICE:113172		01/06/2021		0121-1 CHECKDATE:01/08/2021	243012	19.86	19.86	01/06/2021	INV	PD	UB# 330661 REFUND - 600 ROOSEV
12419 JOSEPH MCKENNA											
113154 INVOICE:113154		11/24/2020		0121-1 CHECKDATE:01/08/2021	243045	500.00	500.00	01/08/2021	INV	PD	PROFESSIONAL SERVICES
12420 BOUTON, KEN / MARCY											
113168 INVOICE:113168		01/06/2021		0121-1 CHECKDATE:01/08/2021	243014	196.29	196.29	01/06/2021	INV	PD	UB #130320 REFUND - 641 LAKE R
12421 CROIS, MARY/JOHN											
113170 INVOICE:113170		01/06/2021		0121-1 CHECKDATE:01/08/2021	243023	53.56	53.56	01/06/2021	INV	PD	UB #313130 WATER REFUND - 331
12422 HILLE, MARY ELIZABETH											
113173 INVOICE:113173		01/06/2021		0121-1 CHECKDATE:01/08/2021	243040	62.44	62.44	01/06/2021	INV	PD	UB #124390 WATER REFUND - 715
12427 IWONA KAPICA											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113223 INVOICE:23140		01/11/2021		0121-2 CHECKDATE:01/15/2021	243105	780.00		780.00	01/15/2021	INV	PD	R.E. TRANSFER TAX REFUND - 962
12428 JAMES WONG												
113224 INVOICE:113224		01/11/2021		0121-2 CHECKDATE:01/15/2021	243107	16.44		16.44	01/15/2021	INV	PD	REFUSE STICKERS REFUND
12429 GREATER ILLINOIS TITLE CO.												
113225 INVOICE:23371		01/11/2021		0121-2 CHECKDATE:01/15/2021	243098	135.00		135.00	01/15/2021	INV	PD	RETT OVERPYMT 516 LOWDEN
12430 JOSHUA CATTERO												
113233 INVOICE:23330		01/11/2021		0121-2 CHECKDATE:01/15/2021	243108	799.00		799.00	01/15/2021	INV	PD	RETT REFUND 90 N PARKSIDE AVE.
12432 TERMOSJ, LLC												
113294 INVOICE:113294		01/14/2021		0121-2 CHECKDATE:01/14/2021	243079	75,000.00		75,000.00	01/14/2021	INV	PD	SETTLEMENT & GENERAL RELEASE A
						75,000.00						
172 INVOICES						2,897,912.30						

** END OF REPORT - Generated by Lori Thomas **



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
841)**

DOC ID: 2021-841

December 14, 2020 Special Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 12142020 Special Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Special Meeting
Monday, December 14, 2020
6:15 PM
Glen Ellyn Civic Center, Galligan Board
Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson answered "Present".

D. Audience Participation

None.

E. Motion to adjourn to Executive Session for the discussion of the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5), the discussion of setting the price for sale or lease of public property pursuant to 5 ILCS 120/2 (C)(6) and the discussion concerning pending litigation matters pursuant to 5 ILCS 120/2 (C)(11) without returning to open session thereafter.

RESULT:	APPROVED [6 TO 0]
MOVER:	Kelli Christiansen, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
841)**

DOC ID: 2021-841

December 14, 2020 Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 12142020 Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday, December 14, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson answered "Present".

Also in attendance were Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Police Chief Norton, General Manager Vesevick Economic Development Coordinator Hannah, Professional Engineer Daubert, Planning Manager Purvis and Director of Golf Allen.

President McGinley announced her resignation for the position as Village President, effective January 1, 2021, due to her moving out of state.

President McGinley stated Agenda Item G has been pulled from the agenda.

President McGinley stated Consent Agenda Items 4, 5, 6, 8, 10 and 11 have been pulled from the agenda.

D. Audience Participation

Village Clerk Chereskin stated eight (8) public comments have been received in regards to the issues at Santa Fe with the requests to issue a stop work order with the Apex project and for the Village to help Santa Fe in any way possible.

Village Manager Franz stated since the initial onset of the flooding issues at Santa Fe, staff and members of the Village Board have had multiple meetings with the Apex developer and owners of Santa Fe to address these issues and will continue to do so until a resolution is met. Village Manager Franz stated they hope to have a resolution in the next couple days.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [6 TO 0]
MOVER:	Craig Pryde, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Motion to approve the following items including Payroll and Vouchers totaling \$5,987,235.38. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Pryde)

1. Total Expenditure (Payroll and Vouchers) - \$5,987,235.38
2. October 12, 2020 Village Board Meeting Minutes
3. October 19, 2020 Village Board Workshop Minutes
7. October 29, 2020 Special Village Board Workshop Minutes
9. November 9, 2020 Village Board Meeting Minutes
12. Designate Trustee Pryde as Village President Pro-Tem for the Four Month Period from January through April 2021
13. Approve a Retail Façade Improvement Award in the Amount of \$1,000 and a Downtown Retail Interior Improvement Award in the Amount of \$12,500 for Shannon's Irish Pub at 428 N. Main Street, to be Expensed to the Downtown TIF Fund (Economic Development Coordinator Hannah)
14. Approve a Retail Façade Improvement Award in the Amount of \$30,000 for Los Burritos Tapatios at 484 Roosevelt Road, to be Expensed to the General Fund (Economic Development Coordinator Hannah)
15. Ordinance No. 6818, An Ordinance Approving the Exterior Appearance of 484 Roosevelt Road (Community Development Director Springer)
16. Ordinance No. 6819, An Ordinance Approving Two Construction Necessitated Zoning Variations to Allow an Existing Shed to Remain on the Property Located at 717 Amber Ridge Avenue (Community Development Director Springer)
17. Ordinance No. 6820, An Ordinance Approving Variations to Allow a Detached Garage on the Property Located at 491 Ridgewood Avenue (Community Development Director Springer)

18. Ordinance No. 6821, An Ordinance Approving the Exterior Appearance of 433-435 Pennsylvania Avenue (Community Development Director Springer)
19. Pursuant to Section 1-10-7 of the Village Code, Adopt the Competitive Bidding Procedures of the Suburban Tree Consortium and Authorize the Village Manager to Execute a Contract to Fund the 2021 Annual Tree Planting Program, for the Not-to-Exceed Amount of \$100,000, to be Expensed to the Motor Fuel Tax Fund (Public Works Director Hansen)
20. Motion to Authorize the Village Manager to Execute a Contract with Mauro Sewer Construction Inc., of Des Plaines, Illinois, in the Amount of \$169,715 for the Village Green Storm Sewer Project, to be Expensed to the Capital Projects Fund (Public Works Director Hansen)
22. Approve Village Links' Golf User Fees for 2021 (General Manager Vesevick)

Trustee Enright asked what the percentage increase is for the user fees. General Manager Vesevick stated the percentage increases range from 0 percent to 11 percent depending on the specific user fee.
23. Ordinance No. 6823 , An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$45,000 for the Village of Glen Ellyn Special Service Area Number 13 (Finance Director Coyle)
24. Ordinance No. 6823 , An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$45,000 for the Village of Glen Ellyn Special Service Area Number 13 (Finance Director Coyle)
25. Ordinance No. 6824, An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$110,000 for Village of Glen Ellyn Special Service Area Number 14 (Finance Director Coyle)
26. Ordinance No. 6825, An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$5,000 for Village of Glen Ellyn Special Service Area Number 15 (Finance Director Coyle)
27. An Ordinance No. 6826 for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$3,000 for Village of Glen Ellyn Special Service Area Number 16 (Finance Director Coyle)
28. Ordinance No. 6827, An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$700 for Village of Glen Ellyn Special Service Area Number 17 (Finance Director Coyle)
29. Ordinance No. 6828, An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$120,204 for Glen Ellyn Special Service Area Number 18 (Finance Director Coyle)

30. Ordinance No. 6829, An Ordinance for the Levy and Assessment of Taxes for the 2020 Tax Levy Year in the Amount of \$83,058 for Glen Ellyn Special Service Area Number 19 (Finance Director Coyle)

Items pulled from the Consent Agenda to be voted on separately

21. Motion to Authorize the Village Manager to Execute an Agreement with Chastain & Associates LLC of Schaumburg, Illinois, in the amount of \$71,201.44 for Phase II Engineering Services for 2021 Street Improvements Project #21002 to be Expensed to Capital Projects and Water & Sewer Funds (Professional Engineer Daubert)

Trustee Senak stated he would like to postpone this vote as the Village Board has not decided if they are moving forward with the Streetscape Project in 2021 or 2022. Professional Engineer Daubert stated this agenda item is to approve resurfacing of streets in Glen Ellyn.

Trustee Senak stated he is in support of moving forward with the vote for street resurfacing.

RESULT:	APPROVED [6 TO 0]
MOVER:	Craig Pryde, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

F. Zoning Variation Requests for the Property Located at 342 Taylor Avenue (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6830, An Ordinance Denying Two Requested Variations for a Reduced Interior Side Yard Setback and an Increased Lot Coverage on the Property Located at 342 Taylor Avenue

Community Development Director Springer presented information on the proposed variations for the property located at 342 Taylor Avenue including details on the project, variation requests and the Zoning Board of Appeals recommendation.

Josh and Amy Storm, owners of the property located at 342 Taylor Avenue, provided detailed information on the proposed project and variations.

Trustee Enright asked if any neighbors weighed in on the project at the Zoning Board of Appeals meeting. Community Development Director Springer stated there were not.

Trustee Thompson asked if the variation can be granted by the Village Board. Community Development Director Springer noted the variation requests can be granted by the Village Board. Community Development Director Springer stated the Zoning Board of Appeals did not see a hardship in this request, which is part of the reason why they recommended denial of the variations.

Trustee Pryde stated if the variations are approved by the Village Board, he would like an added condition that the structure being built cannot be enclosed in the future.

A motion was made by Trustee Christiansen and seconded by Trustee Pryde to approve Ordinance No. 6830, An Ordinance Denying Two Requested Variations for a Reduced Interior Side Yard Setback and an Increased Lot Coverage on the Property Located at 342 Taylor Avenue

RESULT:	DENIED [3 TO 4]
MOVER:	Kelli Christiansen, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Christiansen, Fasules, Pryde
NAYS:	President McGinley, Enright, Senak, Thompson

A motion was made by Trustee Thompson and seconded by Trustee Senak to approve Ordinance No. 6830, An Ordinance Approving Two Requested Variations for a Reduced Interior Side Yard Setback and an Increased Lot Coverage on the Property Located at 342 Taylor Avenue, with the added condition that the structure cannot be enclosed in the future.

RESULT:	APPROVED [5 TO 2]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	President McGinley, Enright, Pryde, Senak, Thompson
NAYS:	Christiansen, Fasules

H. Glenwood Station (Presented by Community Development Director Springer) (Trustee Enright)

Community Development Director Springer presented information on the proposed Glenwood Station project including a project overview and the proposed Redevelopment Agreement and Special Use Permit for the Preliminary and Final Planned Unit Development.

Planning Manager Purvis provided a presentation using the 3D Model of the proposed Glenwood Station project.

Village Manager Franz provided details on the proposed Redevelopment Agreement.

Trustee Christiansen thanked staff and the Developers for all of their hard work. Trustee Christiansen also noted she appreciates the work done with the Historical Preservation Commission and Historical Society. Trustee Christiansen asked where we stand on the public art recommendation by the Historical Preservation Commission and Historical Society. Community Development Director noted the renderings have been updated to show the space for the art murals, but more details on the mural are to come and will eventually be approved by the Village Board.

Trustee Christiansen asked if the lighting is dark sky complaint. Community Development Director Springer stated it is not.

Trustee Thompson asked if the 3D Model can be made available for the public to view. Community Development Director Springer noted we can't share the program, but we can share a video and screenshots from the program.

Trustee Enright asked if there will be affordable housing in the building. Community Development Director Springer noted there is language for the developer to include affordable housing for 10 years outlined in the Redevelopment Agreement. Attorney Greg Jones stated the Redevelopment Agreement language notes that two units will be affordable housing. Attorney Greg Jones stated the Village will cover the costs associated with the affordable housing and there is a \$250,000 cap for reimbursement of these costs.

Community Development Director Springer noted 51 units, of 59% of the units, fall in the category of workforce housing.

Trustee Pryde asked why the Village would pay for two affordable housing units when 59% of the units already meet the workforce housing guidelines. Community Development Director Springer stated affordable housing allows for a lower income than workforce housing.

Trustee Thompson asked who manages the affordable housing units. Attorney Greg Jones stated the developers manage the applications and leasing of units, and the Village reviews those requests prior to submitting a reimbursement to the development.

Trustee Senak stated he is concerned about the Architectural Review Group that has reviewed this project as the Village Board and resident do not know who these individuals are and would like additional transparency for this group.

Trustee Senak stated he would like the opportunity to give residents more time to review the 3D model that was presented at tonight's meeting.

Trustee Senak stated he is concerned on the lack of retail in the proposal, and does not see how to lack of retail meets the Village's Comprehensive Plan. Community Development Director Springer noted there is proposed commercial retail in the development and the developers did increase the size of commercial retail as well. Drew Mitchell of Holladay Properties noted the option of having retail on Crescent Boulevard was looked at very closely. Mike O'Connor of Holladay Properties stated Village staff has supported the proposed retail plan. Mr. O'Connor stated retail on Crescent Boulevard would not work well due to parking.

Trustee Pryde stated a Comprehensive Plan is just a plan, and that plans can and should be adjusted based on the demand and what developers have brought before the Village Board. Trustee Pryde stated the developers have done a great job with this challenging and restricting site and noted he is ready to approve the project.

Public Comment

1. Peggy Udelboten, wrote that she is in support of the Glenwood Station Development.

Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson noted they are in favor of the addition of affordable housing units.

1. Ordinance No. 6833, An Ordinance Approving a Redevelopment Agreement Between the Village of Glen Ellyn and HP Glenwood Station Land, LLC Concerning the Property Located at 460 Crescent Boulevard (New Address: 464 Glenwood Avenue)

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

2. Ordinance No. 6834, An Ordinance Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development Plan with Deviations, a Final Planned Unit Development Plan, a Special Use Permit For a Mixed-Use Development to be Known as Glenwood Station and to be Located at 460 Crescent Boulevard (New Address: 464 Glenwood Avenue)

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

K. Recreational Cannabis (Presented by Community Development Director Springer) (Trustee Enright)

1. Motion to Approve Ordinance 6839, An Ordinance Amending Ordinance No. 6799 to Extend the Moratorium Passed November 12, 2019 to July 1, 2021.

President McGinley stated the Village Board has expressed their intention to extend the Moratorium Ordinance for recreation cannabis stores to be allowed in Village limits.

Public Comment

Village Clerk Chereskin provided an overview of the written public comments that were received. Village Clerk Chereskin stated 12 public comments were received against the sale of recreation cannabis in Glen Ellyn, 6 public comments were received to extend the Moratorium, 4 public comments were received to extend the 1500 foot buffer and 1 public comment was received to allow the sale of recreational cannabis in Glen Ellyn.

Spoke Public Comment

1. *Anne Gould, stated the moratorium was originally passed to allow the Village to collect additional data and stated the Village still does not have enough data. Ms. Gould stated she is in support of extending the moratorium.*

2. *Julie Schauer, stated she is not in favor of recreation cannabis sales in Glen Ellyn.*
3. *Michelle Andriga, stated she is in favor of extending the moratorium and requested the 1,500 foot buffer to be extended to recreational centers, parks, YMCA and youth based businesses.*
4. *Frances Brodner, stated she is in support of allowing recreation cannabis sales in Glen Ellyn and asked the Village Board to follow the results of the referendum question.*
5. *David Hartsell, stated he is in favor of extending the moratorium on recreational cannabis sales.*
6. *Pete Ladesic, stated he is in support of extending the moratorium on recreational cannabis sales.*
7. *Lauren Price, stated she is disappointed that the Village Board is not following the results of the referendum question and asked the Village Board to approve the sale of recreational cannabis.*
8. *Jason Fues, stated he is in support of extending the moratorium ordinance and expressed concerns on having a recreational cannabis store located on Roosevelt Road.*

RESULT:	APPROVED [4 TO 2]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Senak, Thompson
NAYS:	Christiansen, Pryde
PRESENT:	McGinley

I. Second Reading of the Fiscal Year 2021 Budget (Presented by Finance Director Coyle) (Trustee Fasules)

Finance Director provided an overview on the budget and the 2021 budget process.

1. Motion to Approve on Second Reading of Ordinance No. 6835, An Ordinance Adopting the Annual Village of Glen Ellyn Expenditure Budget in the Net Amount of \$64,688,531, including the Compensation Plan, for the Fiscal Year Beginning January 1, 2021 and ending December 31, 2021

RESULT:	APPROVED [5 TO 1]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson
NAYS:	Senak
PRESENT:	McGinley

J. 2020 Property Tax Levy for the Village of Glen Ellyn and the Glen Ellyn Public Library (Presented by Finance Director Coyle) (Trustee Fasules)

Finance Director provided an overview on the proposed levies.

1. Motion to Approve on Second Reading of Ordinance No. 6836, an Ordinance or the Levy and Assessment of Taxes in the Amount of \$4,551,904 for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021, of the Glen Ellyn Public Library

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

2. Motion to Approve on Second Reading of Ordinance No. 6837, an Ordinance for the Levy and Assessment of Taxes in the Amount of \$10,665,119 for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021, of the Village of Glen Ellyn

RESULT:	APPROVED [4 TO 2]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Fasules, Pryde, Christiansen, Thompson
NAYS:	Enright, Senak
PRESENT:	McGinley

3. Ordinance No. 6838, an Ordinance Directing the Abatement of Ad Valorem Property Taxes in the amount of \$222,948 for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

L. Other Business

Trustee Senak stated he would like to have a Special Village Board meeting on December 21, 2020 to help resolve the issues with the Apex Development and Santa Fe, if the issues have yet to be resolved at that time.

Village Attorney Mathews stated staff will continue to work on an agreement with GSP Development and Santa Fe and asked until this upcoming Friday to finalize an agreement. Village Attorney Mathews stated at that time, if the issues have yet to be resolved, a Special Village Board meeting can be held with 28 hours' notice.

M. Reminders

N. Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Gary Fasules, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
842)**

DOC ID: 2021-842

January 11, 2021 Special Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 01112021 Special Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Special Meeting
Monday, January 11, 2021
6:00 PM
Glen Ellyn Civic Center, Galligan Board
Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President Pro-Tem Pryde and Trustees Christiansen, Enright, Fasules, Senak and Thompson answered "Present".

D. Audience Participation

None.

E. Motion to adjourn to Executive Session for the discussion of the selection of a person to fill a public office, including a vacancy in public office, pursuant to 5 ILCS 120/2 (C)(3) without returning to open session thereafter.

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A.Chereskin, Village Clerk



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Minutes
Prepared By:

**AGENDA ITEM (ID # 2021-
843)**

DOC ID: 2021-843

January 11, 2021 Village Board Meeting Minutes

Statement of the Issue:

Please review the attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 01112021 Village Board Meeting Minutes



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday January 11, 2020
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President Pro-Tem Pryde and Trustees Christiansen, Enright, Fasules, Senak and Thompson answered "Present".

Also in attendance: Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Police Chief Norton, Professional Engineer Daubert and Planner Ashbaugh.

Village Manager Franz stated Consent Agenda Item #8 has been removed from the agenda.

Trustee Senak stated the Village Board is in a position to appoint an Acting Village President. Trustee Senak stated he wants to ensure the integrity of the voting process is upheld and wants to make sure that Village residents have the opportunity to make their selection for Village President in the April 2021 Consolidated Election. Trustee Senak stated he is running for Village President in the April 2021 Consolidated Election, and he takes the upcoming election very seriously. Trustee Senak stated that he will not be putting his name in the consideration for the Acting Village President position as he does not want to impose that decision on the rest of the Village Board. Trustee Senak stated he wants to maintain a level of integrity for the Village Board, residents and the other Village President candidate throughout this process.

D. Audience Participation

None.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak

Motion to approve the following items including Payroll and Vouchers totaling \$6,285,114.67. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Senak)

1. Total Expenditure (Payroll and Vouchers) - \$6,285,114.67
2. October 22, 2020 Special Village Board Workshop Minutes
3. October 26, 2020 Special Village Board Workshop Minutes
4. October 26, 2020 Village Board Meeting Minutes
5. November 2, 2020 Special Village Board Meeting Minutes
6. November 16, 2020 Special Village Board Meeting Minutes
7. December 7, 2020 Special Village Board Workshop Minutes
9. Motion to Approve the Settlement and Release Agreement with Santa Fe Restaurant (Village Attorney Mathews)

Trustee Enright asked if Santa Fe Restaurant is satisfied with the agreement and how the Village and Developer have been assisting them since the agreement was signed.

Village Manager Franz stated the owners of Santa Fe are content and appreciative of the support from the Village and Developer.

Village Attorney Mathews stated Santa Fe has hired contractors to begin work and that all parties are doing what they need to do in regards to the agreement.

President Pro-Tem Pryde stated he spoke to Building and Zoning Official Witt and has reviewed the plans that outline the changes in construction. President Pro-Tem Pryde stated all parties have been creative and cooperate during this process.

10. Ordinance No. 6840, An Ordinance Approving a Zoning Variation from the Front Yard Setback Requirement for an Enclosed Front Porch on the Property Located at 554 N. Park Boulevard (Community Development Director Springer)

F. Zoning Variation Requests for the Property Located at 410 Spring Avenue (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6841, An Ordinance Denying Six Construction Necessitated Zoning Variations from the Glen Ellyn Zoning Code to Not Allow Multiple Existing Accessory Structures to Remain on the Property Located at 410 Spring Avenue

Community Development Director Springer presented information on the proposed construction necessitated zoning variations for the property located at 410 Spring Avenue including details on the project history, property data, variation requests and the Zoning Board of Appeals recommendation.

Trustee Enright asked if the zoning variations are denied what would happen to the completed project. Community Development Director Springer stated the property owner would need to bring the project in compliance with the Village Code. Community Development Director Springer stated the property owner would need to revert back to the previously approved plans, which would include reducing the size of the deck and patio and removing the retaining wall.

Trustee Enright asked how staff would enforce the property owner make the changes. Community Development Director Springer stated staff would work with the property owner to set a timeline to bring the project into compliance. Community Development Director Springer stated if the project is not brought into compliance, a violation would be issued.

Trustee Enright asked if the variations can be voted on separately as he is in favor of some, but not all. Community Development Director stated the Village Board can approve some variations and not others.

Trustee Enright asked if the deck attaches to the garage. Community Development Director Springer confirmed it does.

President Pro-Tem Pryde asked if there have been any variations granted to any other home in the block. Community Development Director Springer stated staff does not look into or consider this as they only focus on the property in question.

Trustee Senak asked if the current conditions of the property may cause any harm to any of the surrounding neighbors and if any neighbors have expressed any concerns of the project. Community Development Director Springer stated there have been no concerns raised by the property owner's neighbors.

Trustee Senak asked if there is any harm to leave the property as is. Community Development Director Springer stated it is important to follow the guidelines outlined in the Village Code and Zoning Code as this helps create consistency for residents and contractors. Community Development Director Springer stated there have been more construction necessitated variations in recent years.

Trustee Senak asked if there are any safety issues if the property is left as is. Community Development Director Springer stated the retaining wall may cause stormwater issues to the subject property and neighbor properties. Community Development Director Springer also noted an increase in impervious surface may cause stormwater issues.

Trustee Senak asked if there have been any stormwater concerns noted by the subject property's neighbors. Community Development Director Springer stated there have been no concerns brought to Village staff.

Trustee Senak asked for some clarification regarding the retaining wall and potential indemnification clause noted in the packet. Community Development Director Springer stated if the retaining wall remains over the Village's sanitary sewer line, the Village would ask for an indemnification be signed.

Trustee Senak asked if the previous retaining wall on the property was replaced or if the retaining wall was moved to a different location. Community Development Director Springer stated it appears to be in a similar location.

Trustee Christiansen asked if any letters of support/opposition have been received from the neighbors to the south of the subject property. Planner Ashbaugh stated all property owners on the triangular block have signed a letter of support.

Trustee Fasules asked if the Village Board were to approve the variation if the Village would also be able to issue a type of fine for not following the plans there were approved by the Community Development Department.

Trustee Fasules stated he would like staff to look into a schedule of fines associated with not building to the permit that is issued. Village Attorney Mathews stated if the variations are granted, staff would have no basis to issue a fine. Village Attorney Mathews stated he is interested in looking into this idea.

Trustee Fasules asked the petitioner how this situation occurred. Pierre Biset, property owner of 410 Spring Avenue, stated the landscapers and contractors suggested the changes to the size of the deck and patio. Mr. Biset stated he asked the landscapers and contractors if there would be any issue to changing the plans, and they said there would not be an issue. Mr. Biset stated the retaining wall was removed from the original plans due to the cost. Mr. Biset stated the retaining wall was added back to the scope of work as the shrubs and plants were removed from the area, which looked bad. Mr. Biset stated he did not think the addition of the retaining wall would cause any issues.

President Pro-Tem Pryde stated he has looked through the documentation provided in the agenda packet and with the explanation from Mr. Biset, he can see how this issue was created. President Pro-Tem Pryde stated this project has unfortunately become a sales job from the landscapers and contractors who may have not known the Village's permitting process. President Pro-Tem Pryde stated it is unfortunate this happened as it puts the Village against the property owner/resident. President Pro-Tem Pryde stated there is an issue with the retaining wall as a future homeowner may be required to rebuild the retaining wall if the Village needs to access to sewer lines underneath. President Pro-Tem Pryde stated the variations should be been addressed prior to the permitting of the project, rather than after. President Pro-Tem Pryde stated this project puts the Village Board in a bad position with the resident. President Pro-Tem Pryde stated he has seen quite a few structures in the neighborhood that appear to be built close to the property line.

Trustee Senak stated President Pro-Tem Pryde's concern regarding a future homeowner and the retaining wall indemnification clause is worth considering. Trustee Senak did note the Ordinance and indemnification clause would be recorded with the County Recorder which would be recorded with the title of the home. Trustee Senak stated this would allow for any future owners to be aware of the indemnification clause and expectations regarding the retaining wall.

Trustee Senak stated he shares Trustee Fasules' hope to have some type of penalty/fee outlined in the Village Code for these type of situations moving forward. Trustee Senak stated the property

owner has acknowledged the error that was made and is trying to correct it. Trustee Senak stated he is also in support of the conditions to add to the Ordinance that were noted by Village staff.

Trustee Christiansen asked the property owner what happened in the nine months between when the final inspection failed and the variations were requested. Mr. Biset stated it took a long time to obtain the required project estimates. Mr. Biset also noted this was new to him, and he went slow and took one step at a time. Community Development Director Springer also noted staff followed up with Mr. Biset during this time regularly.

Trustee Thompson stated he falls in line with Trustee Senak and is comfortable approving the variations as long as the property owner meets the conditions outlined by Village staff.

President Pro-Tem Pryde asked if there is a way staff can flag these contractors moving forward as they completely disregarded the plans approved by the Village. Community Development Director Springer stated there is no process where staff can revoke a contractor's ability to complete work in the Village, but they can add a written statement regarding the issues that occurred with this project and add it to the contractor's file.

Trustee Christiansen asked if the property would become legal nonconforming if the variations were approved. Community Development Director Springer stated the variations would become legal and any other project at the property would need to meet the guidelines outlined in the Zoning Code and Village Code.

Trustee Fasules stated if the Village Board is willing to approve four variations, the Village Board should approve all six.

President Pro-Tem Pryde stated the Village Board has to be careful of ignoring rules that they have put in place. President Pro-Tem Pryde stated if the petitioner is willing to fix some of the issues, the Village Board should only approve the four variations.

Trustee Senak stated if the Board is going to grant four variations, all six should be granted. Trustee Senak stated the solution to these issues to create some type of fine for those who have construction necessitated variations.

Trustee Enright stated he is in favor of approving the variations related to the retaining wall, but would not vote to approve the other variations.

Trustee Christiansen stated this request has put her between a rock and a hard place. Trustee Christiansen stated the Village Board is so inconsistent on how we grant variations to homeowners and developers. Trustee Christiansen stated previously the policy followed with the Plan Commission is to follow the process and to follow what the Plan Commissioners recommend, but the Village Board does not follow the same process when it comes to the Zoning Board of Appeals. Trustee Christiansen stated the Village Board must be more consistent moving forward.

Trustee Thompson asked that Village staff come back to the Village Board with recommendations on how to fix this process moving forward.

A motion was made to approve the six construction necessitated zoning variations from the Glen Ellyn Zoning Code to allow multiple existing accessory structures to remain on the property located at 410 Spring Avenue.

Community Development Director Springer stated staff has not prepared an Ordinance to approve the variations, but will have that Ordinance prepared for the Village Board to vote on at the next scheduled Village Board meeting.

RESULT:	APPROVED [5 TO 1]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Christiansen, Fasules, Pryde, Senak, Thompson
NAYS:	Enright

G. Civic Center Parking Garage (Presented by Community Development Director Springer and Professional Engineer Daubert) (Trustee Thompson)

1. Ordinance No. 6842, An Ordinance Granting Approval of an Amendment to the Glen Ellyn Civic Center Planned Unit Development and of the Final Planned Unit Development for Phase 2 for the Properties Located at 535 Duane Street and 423 N. Main Street, and Approval of Exterior Appearance for the Property Located at 421 N. Main Street

Community Development Director Springer presented information on the proposed Glen Ellyn Civic Center Planned Unit Development (PUD) amendments and provided details on the proposed pedestrian connection (pedway) to the parking garage.

Trustee Christiansen stated the proposed plans look great and everyone involved in the project has done a wonderful job. Trustee Christiansen stated she likes the plan includes historical lighting, but wishes it could be dark sky compliant. Trustee Christiansen asked if the lights have the option to be dimmed. Candace Smalls, Mortenson, stated the lights can be dimmed/turned off if desired.

Trustee Enright stated he has concerns about the grease container being too close to the dining area. Trustee Enright stated besides the grease containers, the design looks great.

Trustee Thompson stated he is fully in support of the project and is looking forward to getting the project finished.

Trustee Senak stated he is fully in support of the project, but also shares Trustee Christiansen's concerns about lighting. Trustee Senak stated he would like the lighting to be dark sky compliant and more eco-friendly.

President Pro-Tem Pryde stated he is fully in support of this project and it will be a tremendous asset. President Pro-Tem Pryde stated he has had conversations with the adjacent property owners and businesses, and they are excited for this project.

Trustee Senak stated he would like commitment from the designers they will, in good faith, make an effort to make the lights dark sky complaint. Village Manager Franz stated staff will start that conversation with the design team tomorrow.

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak

2. Motion to authorize the Village Manager to Execute a Contract Amendment with M.A. Mortensen Construction with a Revised Guaranteed Maximum Price 2 (RGMP2) of \$16,768,994 for the Construction of the Civic Center Public Parking Garage and Civic Center Pedway Improvements to be Expensed to the Parking Fund

Trustee Enright asked if the increased GMP is due to the increased expenses for the pedway. Village Manager Franz confirmed this.

RESULT:	APPROVED [5 TO 1]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Christiansen, Fasules, Pryde, Senak, Thompson
NAYS:	Enright

H. Reminders

1. A Regular Village Board Workshop is scheduled for Tuesday, January 19, 2021 at 7:00 p.m.
2. A Regular Village Board Meeting is scheduled for Monday, January 25, 2021 at 7:00 p.m.

I. Other Business

Trustee Fasules asked what the status is for the Food Pantry permit, and noted this project is important and should not be held up. Community Development Director Springer stated staff has been working with the Food Pantry to find ways to reduce costs for the fire sprinkler installation and water connection. Community Development Director Springer stated the Plan Commission will have a Public Hearing for this project on January 28, 2021. Community Development Director Springer stated staff is trying to minimize the cost of this project.

Trustee Christiansen provided an update on the Village's DEI initiative. Trustee Christiansen stated the meetings have been going well and encouraged all to participate in the upcoming meetings scheduled for January 23, January 26 and January 28.

J. Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak, Thompson

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Administration
Department Head:
Category: Award
Prepared By:

AGENDA ITEM (ID # 2021-844)

DOC ID: 2021-844

Approve a Retail Façade Improvement Award in the Amount of \$22,500 and a Fire Prevention Award in the Amount of \$5,000 for 433-435 Pennsylvania Avenue, LLC at 433-435 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Statement of the Issue:

Ryan Potts of 433-435 Pennsylvania Avenue, LLC has applied for a façade improvement and fire prevent award for the property at 433-435 Pennsylvania which he recently purchased. The building is being remodeled to accommodate an office and private gym. The Village Board approved the Exterior Appearance Application during the December 14, 2020 Board Meeting.

Analysis:

Award Background

The Façade Improvement Award Program was created to facilitate the private sector in making façade improvements that benefit the overall quality and vitality of the Village's commercial districts. The Fire Prevention Award Program assists businesses and property owners with meeting life safety code improvements and assisting in preserving the unique building stock within the downtown. The program supports the installation of fire alarm and sprinkler systems in buildings located in the C5A and C5B business districts. Approved projects are eligible for up to a maximum of \$30,000 for the façade improvement award and \$15,000 for the fire prevention award based on the following award scales.

Façade Improvement Award Scale:

Investments			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$

			1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00
\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 24,999.00	\$ 10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$ 12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$ 13,750.00
\$ 30,000.00	up to	\$ 32,499.00	\$ 15,000.00
\$ 32,500.00	up to	\$ 34,999.00	\$ 16,250.00
\$ 35,000.00	up to	\$ 37,499.00	\$ 17,500.00
\$ 37,500.00	up to	\$ 39,999.00	\$ 18,750.00
\$ 40,000.00	up to	\$ 42,499.00	\$ 20,000.00
\$ 42,500.00	up to	\$ 44,999.00	\$ 21,250.00
\$ 45,000.00	up to	\$ 47,499.00	\$ 22,500.00
\$ 47,500.00	up to	\$ 49,999.00	\$ 23,750.00
\$ 50,000.00	up to	\$ 52,499.00	\$ 25,000.00
\$ 52,500.00	up to	\$ 54,999.00	\$ 26,250.00
\$ 55,000.00	up to	\$ 57,499.00	\$ 27,500.00

\$ 57,500.00	up to	\$ 59,999.00	\$ 28,750.00
\$ 60,000.00	up to	+	\$ 30,000.00

Fire Prevention Award Scale:

Investment			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$ 1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00
\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 24,999.00	\$10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$13,750.00
\$ 30,000.00	up to	+	\$15,000.00

The Village Board approved \$125,000 for the downtown award programs (including the Downtown Interior Program, Façade Improvement Program and Fire Prevention Assistance Program) and \$15,000 for Roosevelt Road and Historic Stacy's Corners commercial district and \$15,000 from the Roosevelt Road TIF for Fire Prevention Assistance Program for businesses within the Roosevelt Road TIF district as part of the 2020 annual budget.

There are \$125,000 funds remaining for downtown projects in the 2021 Budget.

Façade Improvement and Fire Prevention Award Issues

The Village of Glen Ellyn recognizes the positive impact that individual façade improvements can have on the overall appearance, quality and vitality of the Village's commercial districts. The Retail Façade Improvement Awards were created to encourage the private sector in making these desired exterior improvements. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

The goal of the Village of Glen Ellyn Fire Prevention Award Program is to assist businesses and property owners with meeting life safety code improvements and assisting in preserving the unique building stock within the downtown. The program supports the installation of fire alarm

and sprinkler systems in buildings located in the C5A and C5B business districts and Roosevelt Road Tax Increment Financing (TIF) District. Applicants must plan to install a minimum of \$2,000 of material improvements.

Staff recognizes the following eligible façade and fire prevention award improvement costs outlined/identified in the application:

Façade Improvement Award	
Demolition	\$ 6,336
Carpentry	\$22,093
Thermal and Moisture Protection	\$10,366
Finishes	\$3,376
Electrical	\$5,228
Total Façade Improvement Award	\$47,400
Fire Prevention Award	
Fire Alarms	\$ 10,145
Total Fire Prevention Award Eligible Expenses	\$ 10,145
Total Façade Improvement Award	\$22,500
Total Fire Prevent Award	\$5,000
Total eligible award	\$ 27,500

These improvements are consistent with the intent of the Award program.

Strategic Plan Initiative

Strategic Issue II: BUSINESS. Engage in proactive economic development to attract and retain key businesses downtown and other commercial corridors to achieve a thriving business community. Supporting the improvements to 433-435 Pennsylvania, improves the downtown appearance of the property to meet the exterior appearance standards and supports life safety improvements.

Budget Impact:

Staff is requesting the \$27,500 be allocated from the 2021 Downtown TIF Budget.

Action Requested:

The Village Board may approve the request for a \$27,500 Façade Improvement and Fire Prevention Award to 433-435 Pennsylvania Avenue, LLC, approve a different Award amount, or choose to deny the request.

Attachments:

1. 433-435 Penn Fire and Facade Application
2. Award Budget Summary 01-19-21

VILLAGE OF GLEN ELLYN
Retail Façade Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Current digital photos of all building facades visible from the public right of way which will receive improvements
- A schematic drawing with enough detail to depict the proposed improvements
- Signed vendor contract(s) with detailed costs for each proposed improvement (excluding ineligible portions of improvements, e.g. lettering on awnings)
- Consent from the building owner for proposed improvements, by signature on the attached form
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative as outlined below:
 - Description of proposed facade work including information about the proposed building materials and methodology for proposed changes.
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or Village.
 - Credentials and experience of business owner.
 - Any unusual or expected difficulties or hardships in making the proposed improvements.

BUSINESS OWNER INFORMATION:

Business Owner Name: J. Ryan Poth

Home Address: 200 Elmwood Ave. Glen Ellyn, IL 60137

Business Name: 433-435 Pennsylvania LLC

Business Address: 433 Pennsylvania Ave Glen Ellyn, IL 60137

Business Phone: 312 505 6796 Fax: _____

Home Phone: _____ Email: jryan.poth@gmail.com

If tenant, what is the expiration date of your current lease? _____

If buyer under contract or tenant, who is the property owner? _____

Property Owner Name: 433-435 Pennsylvania LLC

Property Owner Address: 433 Pennsylvania Ave Glen Echo, IL 60137

Property Owner Phone: 312-505-6796 Property Owner Fax: _____

Property Owner E-mail: jryanpotts@gmail.com

DESCRIPTION OF PROPOSED IMPROVEMENTS

Remove the existing cedar shingle front canopy, roofing and flashing.

Install new metal stud framing, blocking and sheeting. Install complete

Pre-finished Versa-Seam metal panel rainscreen, break metal coping,

and flashing. Install new roofing and flashing to connect with existing

roof. Install new electrical and exterior down lighting to illuminate the

new painted masonry front facade.

ITEMIZED ACTIVITY DESCRIPTION	COST
Demolition	\$6,336.00
Carpentry, Framing, Blocking	\$22,093.00
Metal Panel, Coping, Roofing and Flashing	\$10,366.00
Electrical	\$5,228.00
Painting	\$3,376.00
General Conditions	\$8,400.00
TOTAL PROJECT COST:	\$55,799.00
AMOUNT OF AWARD REQUESTED:	\$27,500.00

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Retail Façade Improvement Award. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

433-435 Pennsylvania LLC

Applicant Name (PRINT)

[Signature]
Applicant Signature

Date: 1/11/21

CONSENT FROM PROPERTY OWNER (Required if different from Applicant) N/A Same

Property Owner Name (PRINT)

Property Owner Signature

Date: _____

*****Office Use Only*****

Application is: _____ Approved _____ Denied

Village President

Date

Economic Development Coordinator

Date

Date: January 6, 2021

Project: Train Fit Club / @ Properties
433 - 435 Pennsylvania Ave
Glen Ellyn, IL 60137

bramco CONSTRUCTION
1919 S Highland Ave | Suite 135D | Lombard IL 60148
Chicago General Contractor's License #GC041366

TIFF Budget Calculations

		TIFF BUDGET		
Section	Trade	Metal Façade Budget	Metal Façade Budget	Notes
Division 00 - Procurement & Contracting				
	Architectural Design	\$4,166		Not Allowed in Tiff Budget
	Building Permit and Permitting Services	\$960		Not Allowed in Tiff Budget
	Building Permit Fee Allowance	\$1,500		Not Allowed in Tiff Budget
Division 01 - General Requirements				
	General Cleanup / Protection / Dumpsters	\$2,573	\$0	Included in Carpentry
	Final Clean	\$350	\$0	Included in Demolition
Division 02 - Existing Conditions				
	Demolition	\$3,750	\$6,336	
	Demolition - Exterior Pole Sign	\$1,875		
Division 06 - Carpentry				
	Rough Carpentry & Drywall Assemblies	\$18,260	\$22,093	
Division 07 - Thermal & Moisture Protection				
	Metal Panels	\$6,500	\$10,366	
	Roofing / Coping	\$3,275		
Division 09 - Finishes				
	Paint	\$3,183	\$3,376	
Division 26 - Electrical				
	Electrical	\$4,130	\$5,228	
	Light Fixture Allowance	\$800		
Division 32 - Landscaping				
	Landscaping	\$4,000	\$0	Not Allowed in Tiff Budget
	Construction Budget Subtotal	\$55,322	\$47,400	
	General Conditions	\$7,920	\$8,399	
	General Liability, Auto, Workers Comp Insurance	\$632	\$0	Insurance Added to Each Line Item Above
	Builders Risk Insurance	\$0	\$0	By Owner
	Fee	\$3,194	\$0	Fee Added to Each Line Item Above
	Construction Contingency	\$3,253	\$0	Not Included in Tiff Budget
CONSTRUCTION BUDGET TOTAL		\$70,322	\$55,799	

VILLAGE OF GLEN ELLYN

Fire Prevention Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Signed lease, committing to minimum of a 3-year lease term is required for all new and relocating businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease).
- Signed vendor estimate(s) with detailed costs for each proposed improvement.
- Consent from the building owner for proposed improvements, by signature on the attached form.
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification

BUSINESS OWNER INFORMATION:

Business Owner Name: J. Ryan Potts

Home Address: 200 Exmoor Ave. Glen Ellyn, IL 60137

Business Name: Train 65 LLC

Business Address: 433-435 Pennsylvania Ave Glen Ellyn, IL

Business Phone: 312-585-6796 Fax: _____

Home Phone: 312-585-6796 Email: jryanpotts@gmail.com

If tenant, what is the expiration date of your current lease? October 31, 2025

If buyer under contract or tenant, who is the property owner? _____

Property Owner Name: 43 J. Ryan Potts / 433-435 Pennsylvania LLC

Property Owner Address: 433-435 Pennsylvania Ave Glen Ellyn, IL

Property Owner Phone: 312-585-6796 Property Owner Fax: _____

Property Owner E-mail: jryanpotts@gmail.com

DESCRIPTION OF PROPOSED IMPROVEMENTS

Install complete new Fire Alarm system for the entire building located at
433/435 Pennsylvania Ave, including one (1) Fire Alarm Control Panel,
two (2) Fire Alarm Annunciator Panels, eight (8) smoke detectors with
base, four (4) pull stations, four (4) ceiling mounted Horn Strobes, and
two (2) exterior weather proof strobe lights

ITEMIZED ACTIVITY DESCRIPTION

COST

Installation of complete Fire Alarm System listed above

\$10,145.00

TOTAL PROJECT COST:

\$10,145.00

AMOUNT OF AWARD REQUESTED:

\$5,000.00

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Fire Prevention Award Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction. I further understand all eligible improvements identified in support of the award are permanent fixtures and will remain with the building.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

J. Ryan Roth 433-435 Pennsylvania
Applicant Name (PRINT) ELL

[Signature]
Applicant Signature

Date: 1/8/21

CONSENT FROM PROPERTY OWNER (Required if different from Applicant) N/A

Property Owner Name (PRINT)

Property Owner Signature

Date: _____

*****Office Use Only*****

Application is: _____ Approved _____ Denied

Village President

Date

Economic Development Coordinator

Date

Date: January 6, 2021

Project: Train Fit Club / @ Properties
433 - 435 Pennsylvania Ave
Glen Ellyn, IL 60137

bramco CONSTRUCTION
1919 S Highland Ave | Suite 135D | Lombard IL 60148
Chicago General Contractor's License #GC041366

TIFF Budget Calculations

Section	Trade	Fire Alarm Budget	TIFF BUDGET Fire Alarm	Notes
Division 00 - Procurement & Contracting				
	Architectural Design	\$0		Not Allowed in Tiff Budget
	Building Permit and Permitting Services	\$0	\$0	
	Building Permit Fee Allowance	\$0	\$0	
Division 01 - General Requirements				
	General Cleanup / Protection / Dumpsters	\$0	\$0	
	Final Clean	\$0	\$0	
Division 26 - Electrical				
	Fire Alarm - Base Bid	\$8,206	\$10,145	
	Fire Alarm - Change Order	\$1,360		
	Construction Budget Subtotal	\$9,566	\$10,145	
	General Conditions	\$0	\$0	
	General Liability, Auto, Workers Comp Insurance	\$96	\$0	Insurance Added to Each Line Item Above
	Builders Risk Insurance	\$0	\$0	By Owner
	Fee	\$483	\$0	Fee Added to Each Line Item Above
	Construction Contingency	\$407	\$0	Not Included in Tiff Budget
CONSTRUCTION BUDGET TOTAL		\$10,552	\$10,145	

FY 2021 - \$155,000 Total Funds Available

*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Interior	1/18/2021		\$ 10,000.00		
*	433-435 Penn Ave LLC	433-435 Penn Ave	433-435 Pennsylvania	Façade	1/18/2021		\$ 22,500.00		
*	433-435 Penn Ave LLC	433-435 Penn Ave	433-435 Pennsylvania	Fire	1/18/2021		\$ 5,000.00		

Per Above	37,500.00	\$ -	\$ -
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Total Available 155,000.00

Funds Available 117,500.00

*\$125,000 for downtown projects funded by TIF

** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

FY 2020 - \$155,000 Total Funds Available

*	Marinella's	Entela Ilo	548 Duane Street	Façade	9/3/2019	2/24/2020	\$ 15,000.00	\$ 15,000.00	
**	Wendy's	Wenzak, Inc.	305 Roosevelt Road	Façade	5/14/2020	5/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	8/18/2020	8/24/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Fire	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Interior	9/23/2020	10/12/2020	\$ 17,500.00	\$ 17,500.00	
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Fire	9/23/2020	10/12/2020	\$ 7,500.00	\$ 7,500.00	
**	Glen Ellyn BP/Trio	Graham Enterprises	339 Roosevelt Road	Façade	10/19/2020	10/26/2020	\$ 30,000.00	\$ 30,000.00	
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
**	Los Burritos Tapatios	Los Burritos Tapatios	484 Roosevelt Road	Façade	12/9/2020	12/14/2020	\$ 30,000.00	\$ 30,000.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Interior	12/8/2020	12/14/2020	\$ 12,500.00	\$ 12,500.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Façade	12/8/2020	12/14/2020	\$ 1,000.00	\$ 1,000.00	

Per Above	203,500.00	\$ 203,500.00	\$ 75,000.00
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Total Available 155,000.00

Funds Available (48,500.00)

*\$125,000 for downtown projects funded by TIF

** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
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Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Award
Prepared By:

AGENDA ITEM (ID # 2021-854)

DOC ID: 2021-854

Approve a Retail Interior Improvement Award in the Amount of \$1,750 for The Beer Cellar at 488 Crescent Boulevard, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Statement of the Issue:

The Beer Cellar, 488 Crescent Boulevard, has been in business in downtown Glen Ellyn since 2014. In 2016, they relocated to an expanded space at 488 Crescent Boulevard. Recently, owners Dave and Lauren Hawley have been presented with an opportunity to expand their growing business again into the space next door. Today, they are requesting an Interior Improvement Award to assist with improvements to connect the existing storefront with the neighboring space.

Analysis:

Award Background

The Downtown Retail Interior Improvement Award Program was created to facilitate the private sector in making interior improvements that encourage new retail businesses or the retention of existing retail businesses in the Village. Approved projects are eligible for up to a maximum of \$30,000 per award for façade improvements and interior improvements based on the following award scale per program:

Investments			Award
Low		High	
\$2,000.00	up to	\$3,499.00	\$1,000.00
\$3,500.00	up to	\$4,999.00	\$1,750.00
\$5,000.00	up to	\$7,499.00	\$2,500.00
\$7,500.00	up to	\$9,999.00	\$3,750.00
\$10,000.00	up to	\$12,499.00	\$5,000.00
\$12,500.00	up to	\$14,999.00	\$6,250.00

\$15,000.00	up to	\$17,499.00		\$7,500.00
\$17,500.00	up to	\$19,999.00		\$8,750.00
\$20,000.00	up to	\$24,999.00		\$10,000.00
\$25,000.00	up to	\$27,499.00		\$12,500.00
\$27,500.00	up to	\$29,999.00		\$13,750.00
\$30,000.00	up to	\$32,499.00		\$15,000.00
\$32,500.00	up to	\$34,999.00		\$16,250.00
\$35,000.00	up to	\$37,499.00		\$17,500.00
\$37,500.00	up to	\$39,999.00		\$18,750.00
\$40,000.00	up to	\$42,499.00		\$20,000.00
\$42,500.00	up to	\$44,999.00		\$21,250.00
\$45,000.00	up to	\$47,499.00		\$22,500.00
\$47,500.00	up to	\$49,999.00		\$23,750.00
\$50,000.00	up to	\$52,499.00		\$25,000.00
\$52,500.00	up to	\$54,999.00		\$26,250.00
\$55,000.00	up to	\$57,499.00		\$27,500.00
\$57,500.00	up to	\$59,999.00		\$28,750.00
\$60,000.00	up to	+		\$30,000.00

The Village Board approved \$125,000 for the downtown award programs (including the Downtown Interior Program, Façade Improvement Program and Fire Prevention Assistance Program) from the Downtown TIF, \$15,000 for Roosevelt Road and Historic Stacy's Corners commercial district from the General Fund for Façade Awards and \$15,000 from the Roosevelt Road TIF for Fire Prevention Assistance Program for businesses within the Roosevelt Road TIF district as part of the 2020 annual budget. During the September 28, 2020, Village Board meeting, the Board approved the increase of award funds from \$15,000 to \$30,000 for eligible Downtown Retail Interior Improvement and Façade Improvement Awards.

The Village Board is considering two (2) other awards this evening, with those being approved, there is \$97,500 remaining in the downtown award 2021 budget.

Downtown Retail Interior Improvement Award Issues

The goal of the Village of Glen Ellyn Downtown Retail Interior Improvement Award Program is to strengthen the downtown shopping district by attracting new retail businesses, restaurants and by assisting existing retailers with eligible expansion plans in the downtown commercial district. Service businesses, like art studios and fitness uses, must include 25% of floor space dedicated to retail to be eligible. The program supports structural improvements and will not support decorative improvements. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Staff recognizes the following eligible costs outlined/identified in the application:

Retail Interior Improvement Award	
Create 2 pass through openings	\$ 2,900
Rework electrical outlets	\$ 950
Total Retail Interior Improvement Award	\$ 3,850
Total eligible award	\$ 1,750

The interior improvement requested is consistent with the intent of the Award program.

Strategic Plan Initiative

Strategic Issue II: BUSINESS. Engage in proactive economic development to attract and retain key businesses downtown and other commercial corridors to achieve a thriving business community. Supporting the improvements to 488 Crescent Blvd, allows the business owner to continue to expand their growing business.

Budget Impact:

Staff is requesting the \$1,750 be allocated from the Downtown TIF Fund.

Action Requested:

The Village Board may approve the request for a \$1,750 Downtown Retail Interior Improvement Award to The Beer Cellar, approve a different Award amount, or choose to deny the request.

Attachments:

1. Beer Cellar Application
2. Award Budget Summary 01-21-21

VILLAGE OF GLEN ELLYN
Downtown Retail Interior Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Signed lease, committing to minimum of a 3-year lease term is required for all new and relocating businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease).
- Signed vendor contract(s) with detailed costs for each proposed improvement.
- Consent from the building owner for proposed improvements, by signature on the attached form.
- Digital photos depicting the interior areas where proposed improvements will take place.
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative or current Business Plan that addresses the following:
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or benefit Village.
 - List any unusual or unexpected difficulties faced in making the proposed improvements or completing the work.
 - Credentials and experience of business owner.
 - Market research and analysis including a definition of your current or anticipated customers and where they come from. May also include information on future customer markets as a result of interior improvements (i.e. will improvements attract new customers).
 - Describe or demonstrate why these improvements would not take place "but for" the award program.

BUSINESS OWNER INFORMATION:

Business Owner Name: David Hawley
Home Address: 602 S. Wheaton Ave. Wheaton, IL 60187
Business Name: The Beer Cellar
Business Address: 488 Crescent Blvd.
Business Phone: 630-315-5060 Fax: —
Home Phone: 630-890-6665 Email: info@beercellarchicago.com

If tenant, what is the expiration date of your current lease? 5/30/21

If buyer under contract or tenant, who is the property owner? Yoon Ja Chung

Property Owner Name: Yoon Ja Chung

Property Owner Address: 4808 Prestwick Pl. Hoffman Estates, IL 60132

Property Owner Phone: 312-451-8681 Property Owner Fax: —

Property Owner E-mail: baek.sung@gmail.com

DESCRIPTION OF PROPOSED IMPROVEMENTS

We used to be only in Suite A, but took over
our neighbor's location in late 2020. To connect
the spaces, we need to create a pass-through,
including reworking electrical outlets.

ITEMIZED ACTIVITY DESCRIPTION

COST

creating pass-through (site protection,
demolition, finished openings,
custom thresholds)
reworking electrical outlets

\$2900-

\$ 950

TOTAL PROJECT COST:

\$3850-

AMOUNT OF AWARD REQUESTED:

\$1750-

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Downtown Retail Interior Improvement Award Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction. I further understand all eligible improvements identified in support of the award are permanent fixtures and will remain with the building.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

David Hawley
Applicant Name (PRINT)

[Signature]
Applicant Signature

Date: 1/21/21

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Property Owner Name (PRINT)

Property Owner Signature

Date: _____

*****Office Use Only*****

Application is: _____Approved _____Denied

Village President

Date

Economic Development Coordinator

Date

ESTIMATE

 Sign  Print  Download

J. T. Customs L.L.C.
321 Allen Ave.
West Chicago, IL 60185
Phone: (630) 890-6608
Email: jcturner1@live.com

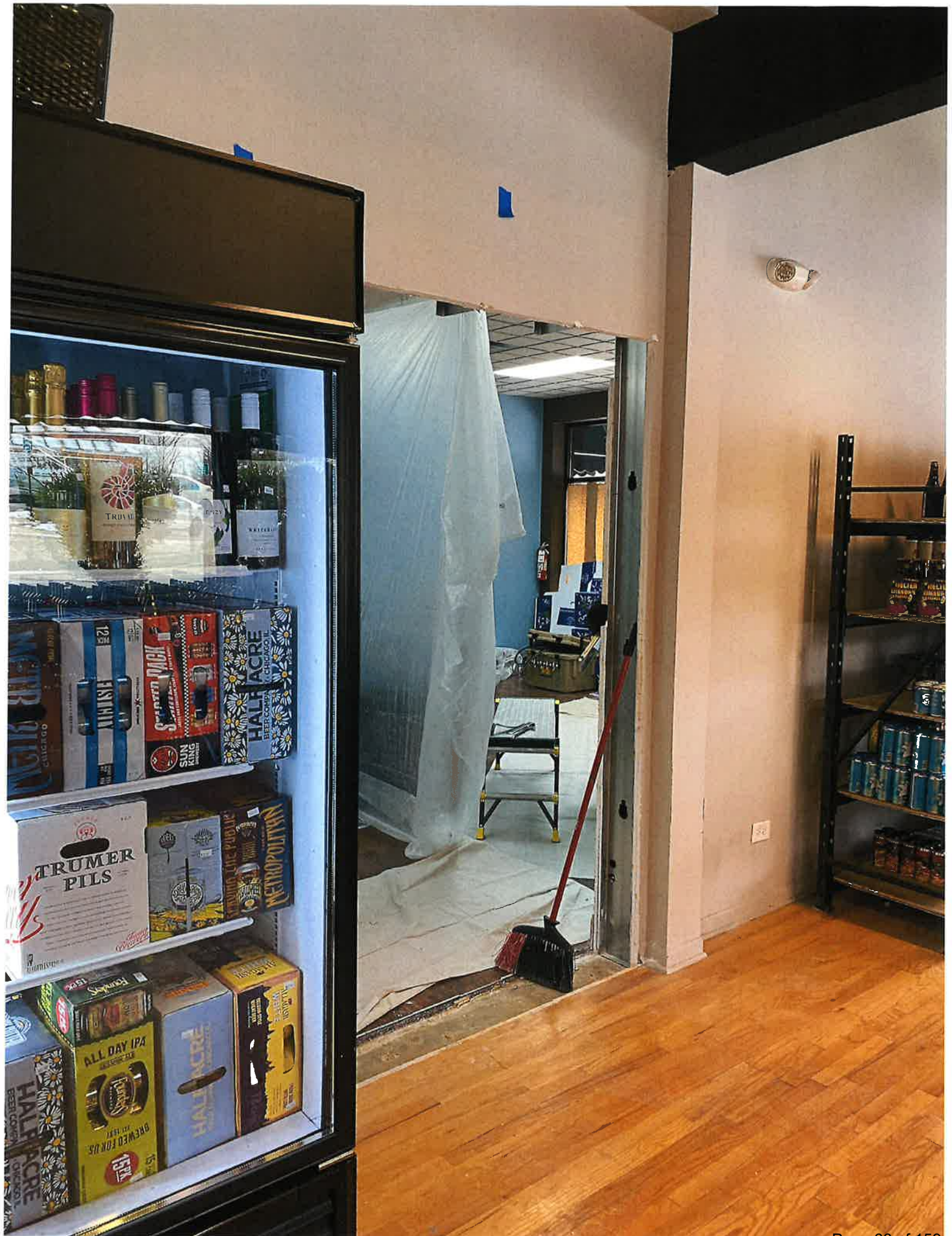
Beer Cellar
488 Crescent
Glen Ellyn

Estimate # 000834
Date 01/14/2021

Description	Total
Create 2 pass through openings Price includes site protection, demolition, finished (painted) openings, and custom thresholds to join existing floors together.	\$2,900.00
Rework electrical outlets Move conduit, reconnect outlets, and dedicate 3 outlets accordingly (one outlet per cooler).	\$950.00

Subtotal	\$3,850.00
Total	\$3,850.00

Beer Cellar



[illegible]

Per Above	39,250.00	\$ -	\$ -
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Total Available	155,000.00
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Funds Available	115,750.00
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*\$125,000 for downtown projects funded by TIF

**** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards**

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

	BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2020 - \$155,000 Total Funds Available									
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**	Wendy's	Wenzak, Inc.	305 Roosevelt Road	Façade	5/14/2020	5/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	8/18/2020	8/24/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Fire	8/18/2020	9/14/2020	\$ 15,000.00	\$ 15,000.00	
*	Bubble Tea	Trans Holding Corp	507 Pennsylvania	Interior	9/23/2020	10/12/2020	\$ 17,500.00	\$ 17,500.00	
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*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Interior	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Ko-Ze, LLC	Ko-Ze, LLC	484 N. Main Street	Façade	10/21/2020	10/26/2020	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
**	Los Burritos Tapatios	Los Burritos Tapatios	484 Roosevelt Road	Façade	12/9/2020	12/14/2020	\$ 30,000.00	\$ 30,000.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Interior	12/8/2020	12/14/2020	\$ 12,500.00	\$ 12,500.00	
*	Shannon's Irish Pub	Shannon's Irish Pub	428 N. Main Street	Façade	12/8/2020	12/14/2020	\$ 1,000.00	\$ 1,000.00	

Per Above	203,500.00	\$ 203,500.00	\$ 75,000.00
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Total Available 155,000.00

Funds Available (48,500.00)

*\$125,000 for downtown projects funded by TIF

** \$15,000 for Roosevelt Road and Historic Stacey's Corners façade awards

+ \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Administration
Department Head:
Category: Agreement
Prepared By:

AGENDA ITEM (ID # 2021-848)

DOC ID: 2021-848

Motion to Approve the Easement Agreement between 419-421 Main Building LLC and the Village of Glen Ellyn (Village Attorney Mathews)

Statement of the Issue:

At the Village Board meeting of January 11, 2021, the Board approved an amendment to the Civic Center Planned Unit Development and final PUD which includes improvements including the construction of a wall on Village property which will be affixed to the north wall of the property at 419-421 Main Street. The project requires temporary and permanent easements to be granted to the Village by the owner of the adjacent property, 419-421 Main Building, LLC. Additionally, the Contractor will be reconfiguring HVAC units for the building and building an enclosure structure for screening on the east side of the building on property owned by 419-421.

Analysis:

In addition to the construction of the wall, which will require 5-6 inch anchor bolts to be drilled into the wall to secure the new wall, and remain permanently, issues related to ongoing maintenance of the wall and enclosure structure must be sorted out through an easement agreement.

Attached find the proposed Easement Agreement. Note that in exchange for the easement rights granted by the property owner, the Village will construct the enclosure which will be maintained by the owner going forward. The Village will further make up to five parking permits in the new garage available to residents of 419-421 Main available at an annual cost of \$700. Finally, the Agreement provides that both restaurant tenants will share no more than one grease container located inside the enclosure.

Budget Impact:

N/A

Action Requested:

The Village Board is requested to review and approve, subject to attorney review, the attached Easement Agreement.

Attachments:

1. Easement Agreement, Sushi Ukai, 1-21-21 3pm CLEAN

421 N. Main Street
Glen Ellyn, IL 60137
PIN: 05-11-328-004-0000

PREPARED BY & RETURN TO:
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

EASEMENT AGREEMENT

This Easement Agreement (“Agreement”) is made and entered into on _____, 2021, by and between **419-421 MAIN BUILDING, LLC** (“Grantor”), and the **VILLAGE OF GLEN ELLYN**, an Illinois home rule municipality (“Grantee” or “Village”) (Grantor and Grantee may be referred to individually as a “Party” and collectively as the “Parties”).

W I T N E S S E T H:

WHEREAS, Grantor owns the property located at 421 N. Main Street, Glen Ellyn, Illinois, and identified by Permanent Index Number 05-11-328-004-0000, and legally described on Exhibit A, attached hereto and incorporated herein by reference (“**Grantor Property**”); and

WHEREAS, the Village owns the abutting property located at 535 Duane Street, Glen Ellyn, Illinois, and identified by Permanent Index Number 05-11-328-024-000 (“**Village Property**”); and

WHEREAS, the Village desires to install a decorative wall, lighting, and brick pavers along the property line between the Grantor Property and the Village Property, as more fully depicted on Exhibit B (the decorative wall, lighting, brick pavers, and related appurtenances shown on Exhibit B will be referred to collectively as the “**Village Wall Installation**”); and

WHEREAS, the Village has requested that the Grantor grant the Village a permanent easement over portions of the Grantor’s property to construct and maintain the Village Wall Installation; and

WHEREAS, in exchange for the granting of a permanent easement by the Grantor, the Village has agreed to (1) construct an enclosure on the Grantor Property to house the Grantor’s HVAC units and a grease container; and (2) provide the Grantor with five (5) permit parking spaces in the Village’s adjacent parking garage for use by Grantor and Grantor’s invitees, all as further set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above are incorporated into and made a part of this Agreement.

2. Grant of Easement. Grantor hereby grants, declares, gives, and coveys to the Village and the Village's contractors, agents, employees, representatives, successors, transferees, designees, and assigns: (a) an irrevocable, perpetual easement (the "***Permanent Easement***") in, upon, under, across, and through that portion of the Grantor Property depicted on Exhibit C for the location, construction, reconstruction, installation, inspection, operation, maintenance, alteration, repair, replacement, and removal of the Village Wall Installation, together with all related appurtenances deemed necessary by the Village, including, but not limited to, the installation and maintenance of brick pavers and wall anchors as depicted on Exhibit B. Grantor, for himself and his heirs and assigns, reserves all such rights and privileges to use and occupy the Grantor Property; provided, however, that the Grantor's use and occupation of the Grantor Property shall not interfere with any rights granted to the Village or any other party under this Agreement. The Permanent Easement shall be subject to existing easements for public roads and highways, public utilities, and pipelines.

3. Consideration. Grantor shall provide the Permanent Easement and otherwise comply with this Agreement's terms in exchange for the following from the Village:

- a. HVAC/Grease Container Enclosure The Village will, at its sole expense, construct an enclosure on the Grantor Property for four (4) of the Grantor's HVAC units and one (1) grease container, as more fully depicted on Exhibit D. The Grantor hereby grants to the Village a temporary construction easement in, upon, under, across, and through the Grantor Property for the location, construction, and installation of the enclosure for the Grantor's HVAC units and grease container. Grantor must maintain the enclosure in a condition acceptable to the Village including but not limited to maintaining the enclosure free of rusting, fading, or chipping paint and must repair the enclosure within 30 days' notice from the Village.
- b. Parking Permits. In the event the Village completes construction of the multi-story parking structure on the Civic Center property, the Village will offer the Owner the right to purchase up to 5 parking permits, to be made available to residential tenants of Owner's Building at any given time, on a full-time basis, the cost of which residential permits shall be \$700 per permit annually payable annually (prorated if appropriate), subject to future rate increases of no more than 10% over every five years. The permits will allow the permit holders 24-hour access to the parking structure.
- c. Limitation on Grease Containers. The Grantor acknowledges and agrees that only one (1) grease container will be permitted to be located on the Grantor Property. If more than one (1) grease container is located on the Grantor Property on the Effective Date, the Grantor must reduce the number of grease containers to no more than one (1) by March 1, 2021. Grantor agrees to (i) immediately notify all Grantor Property tenants and occupants of the conditions of this Section 3(c); (ii) require all Grantor Property tenants and occupants to execute the acknowledgment and agreement attached as Exhibit E; (iii) submit a fully executed acknowledgment and agreement to the Village by March 1, 2021, and thereafter from time to time upon the Village's request; and (iv) incorporate the conditions of this

Section 3(c), including, without limitation, the requirement that all tenants and occupants execute the acknowledgment and agreement, into all leases, subleases, or occupancy arrangements associated with the Grantor Property, or any portion thereof, that are entered into on or after the Effective Date. The Grantor shall, along with the Grantor Property's tenants and occupants, be jointly and severally liable for any violation of this Section.

- d. Air Conditioning Unit Stacking. Grantor acknowledges and agrees that the air conditioning units on the Grantor Property will be moved and/or stacked, at the Village's sole expense, in the enclosure constructed by the Village.

4. Restoration and Repair. At its sole cost and expense, the Village shall restore, repair or replace to the extent necessary, the portions of the Grantor Property impacted by the construction and maintenance of the Village Wall Installation to the same or substantially the same condition that existed as of the commencement of the construction or maintenance.

5. No Placement of Obstructions. Grantor shall not place or erect any temporary or permanent buildings, structures, or obstructions of any kind on or over the Permanent Easement without the prior written consent and any applicable approvals of the Village.

6. No Alteration of the Village Wall Installation. Grantor shall not take any action that will damage or alter the Village Wall Installation without the prior written consent of the Village.

7. Binding Effect. The Permanent Easement and this Agreement shall run with the land and shall bind and inure to the benefit of the Parties and their respective successors and assigns.

8. Amendments. This Agreement may only be amended by a written instrument executed by both Parties.

9. Severability. In the event any portion of this Agreement is found to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such finding as to that portion shall not affect the validity, legality, or enforceability of the remaining portions of the Agreement.

10. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Illinois. Venue for all disputes arising under this Agreement shall lie exclusively in a court of competent jurisdiction located in DuPage County, Illinois.

11. Authority. All of the individuals signing this Agreement represent that they have the full legal power, right, and actual authority to bind their respective Parties to the terms and conditions hereof.

12. Notices. Any notices required to be given by any Party to any other Party shall be in writing, and all such notices shall be made either (a) by personal delivery, (b) by a recognized courier service, such as Federal Express or UPS, or (c) by United States certified mail, postage prepaid, addressed to the receiving Party at the following addresses, or at such other place as any Party may from time to time designate in writing. Notice will be effective upon receipt if delivered personally, on the date signed for if delivered by courier service, or on the earlier of actual receipt or three (3) days after deposit in the U.S. mail if notice is provided by mailing.

If to Grantor:
419-421 Main Building, LLC
Attn: Ariel Darmoni
5070 N Kimberly Ave NO C
Chicago, IL 60630

If to Grantee:
Village of Glen Ellyn
Attn: Village Manager
535 Duane Street
Glen Ellyn, IL 60137

13. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

14. Recording. The Village shall cause this Agreement to be recorded with the DuPage County, Illinois, Recorder of Deeds.

15. Effective Date. The Effective Date shall be the last date on which either Party executes this Agreement.

16. Entire Agreement. This Agreement, including all exhibits, constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the matters addressed in this Agreement.

17. Interpretation. This Agreement should be construed without regard to who drafted the various provisions of this Agreement. Each and every provision of this Agreement should be construed as though the Grantor and the Village participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party is not applicable to this Agreement.

18. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person or entity may be made, or be valid, against the Grantor or the Village.

19. No Joint Venture. Nothing contained in this Agreement shall be deemed or construed to create any relationship of principal and agent, or of limited or general partnership, or of joint venture, or of any association by and between the Grantor and the Village.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Easement Agreement as of the Effective Date set forth above.

GRANTOR:

GRANTEE:

419-421 MAIN BUILDING, LLC

VILLAGE OF GLEN ELLYN

Name: Ariel Darmoni
Title: Manager

Name:
Title:

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me by the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2021.

SEAL

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that _____, of the Village of Glen Ellyn, DuPage County,
Illinois, personally known to me by the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledge that he/she signed, sealed, and
delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary's seal this ____ day of _____, 2021.

SEAL

NOTARY PUBLIC

Legal Description of the Grantor Property

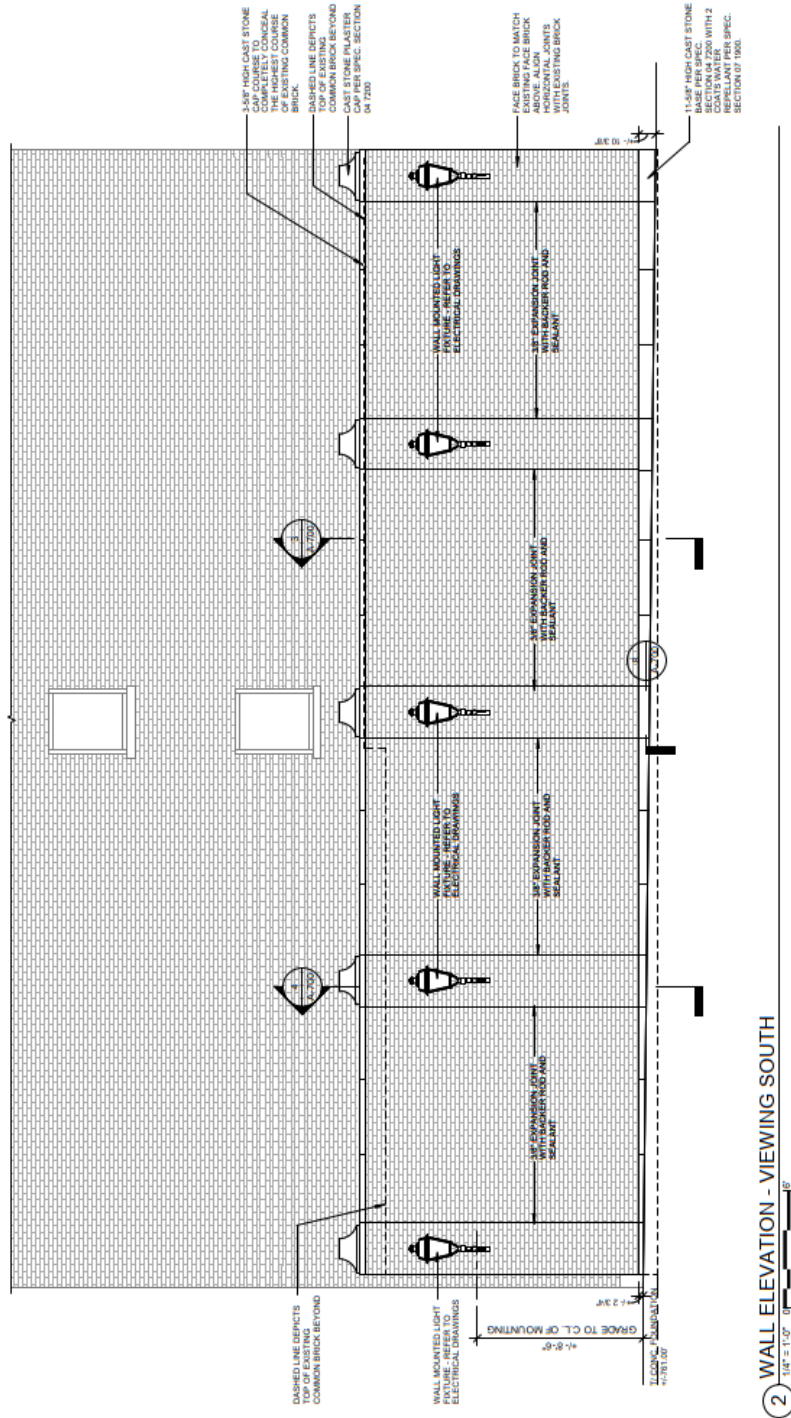
OF LOT SIX (6) IN BLOCK TWELVE (12) OF THE PLAT OF THE COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELYN IN SECTION ELEVEN (11), TOWNSHIP THIRTY NINE (39) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055 IN DU PAGE COUNTY, ILLINOIS.

This property is known as No. 421 N. Main St., Glen Ellyn, Illinois.

Surveyed for: Mr. R. Soukup, 116 N. York St., Elmhurst, Illinois.



Depictions of the Village Wall Installation



GLEN ELLYN PEDWAY FACADE IMPROVEMENTS
WALL ELEVATION - VIEWING SOUTH
JANUARY 7, 2021 - SHIVE-HATTERY

EXHIBIT B – Page 2 of 4

Depictions of the Village Wall Installation

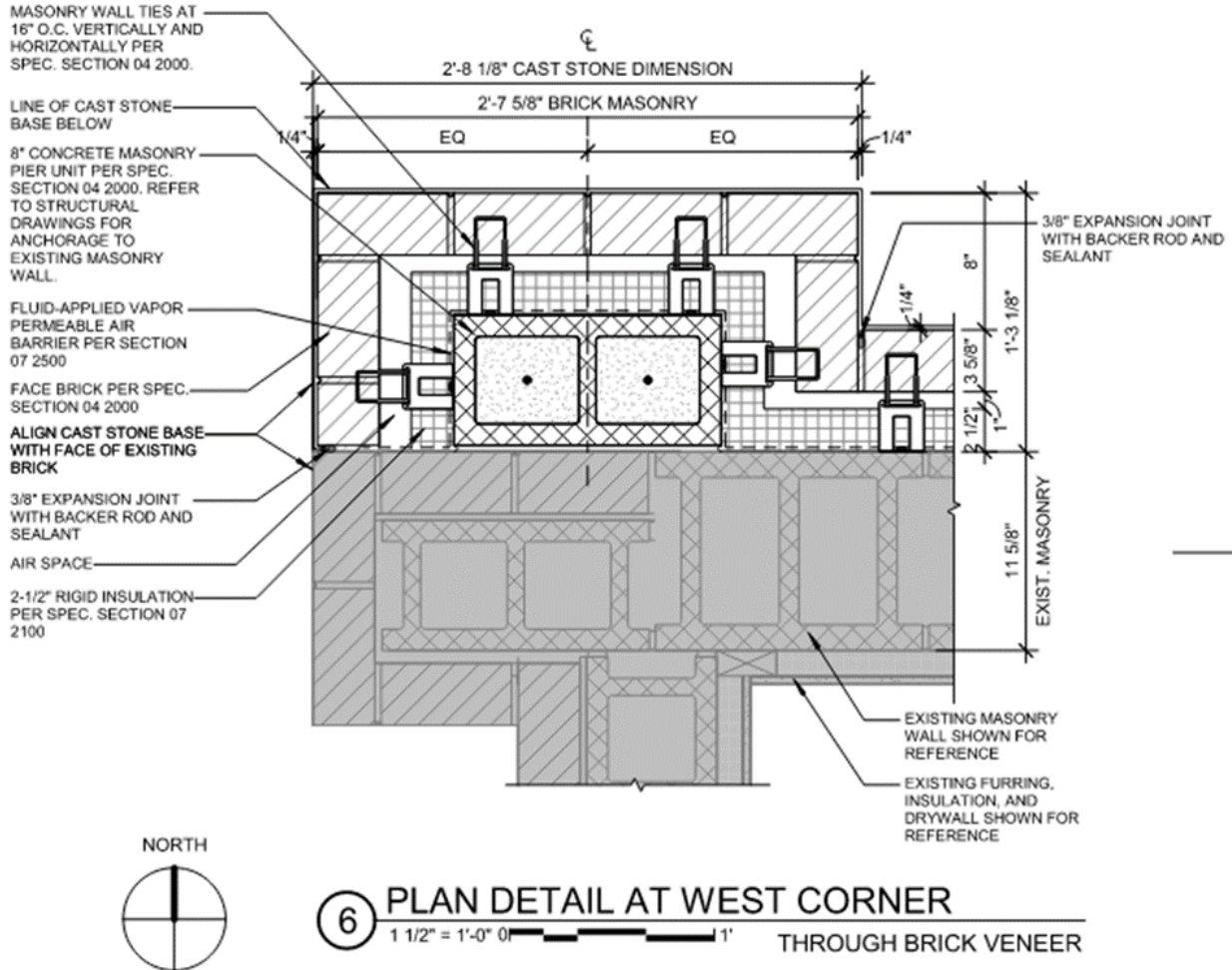


EXHIBIT B – Page 3 of 4

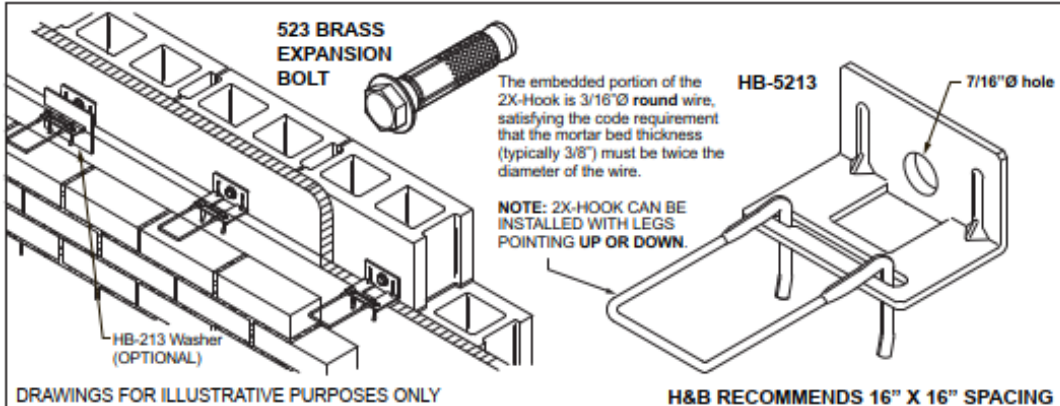
Depictions of the Village Wall Installation



Veneer Anchor Plates

HB-5213-2X

Adjustable Veneer Anchor w/Brass Expansion Bolt



Hohmann & Barnard's 2X-Hook has been tested and designed to withstand over 200-lbf, in tension or compression, at maximum allowed offset (TMS 402/602-16 12.2.2.5.5.4) of 1/4" (disengagement of the pintle from the veneer anchor). These results exceed BIA recommendations and the capabilities of standard "round wire" hooks/pintles by over 100%, while maintaining the ASTM A1064/1064M wire specification. Test results available upon request. 2X-Hook U.S. Pat. No. 8,613,175

HB-5213 is designed to anchor masonry to concrete, block or brick, accommodating rigid insulation up to 6 inches (75mm) thick. Furnished with one 7/16"Ø hole for use with 523 Brass Exp. Bolt.

NOTES:

- Custom dimensions/gauges available on special order
- State overall wall size & cavity or insulation thickness when ordering
- Needs 3/4" (19mm) to 1" (25mm) minimum air cavity

MATERIAL CONFORMANCE

MATERIAL CONFORMANCE

Cold-drawn steel wire conforming to ASTM A1064/A1064M:

Tensile Strength - 80,000 psi | Yield Point - 70,000 psi minimum

Zinc Coating:

Hot-Dip Galvanized after fabrication: ASTM A153/A153M-B2 (1.5 oz/ft²)

Wire (Stainless Steel):

ASTM A580/A580M - AISI Type 304 (Type 316 available special order)

H&B manufactures steel wire products from a minimum of 95% recycled material.

Sheet Metal (Carbon Steel): ASTM A1008/A1008M

Zinc Coating: Hot-Dip Galvanized (refer to wire above)

Sheet Metal (Stainless Steel):

ASTM A 666, ASTM A480/480M, and ASTM A240/A240M - AISI Type 304 or 316

523 Brass Expansion Bolt Technical Data:

Materials:

- Internal Bolt: Type 304 Stainless Steel
- Stainless Steel Washer: Type 18-8 Stainless Steel
- Knurled Expansion Sleeve: Brass 260 Alloy
- Expander Cone: Brass 260 Alloy

Ultimate Structural Values* (Tension):

- C-90 CMU Block (Shell) 1720#
- C-90 CMU Block (Rib) 2015#
- Brick Masonry 1550#
- Brick/CMU mortar joint 1435#
- Concrete (3000psi.) 1785#

Dimensions:

- ANSI drill bit size: 3/8"Ø
- Fixture clearance hole: 7/16"Ø
- Internal bolt size: 1/4"Ø - 20
- Head height: 1/4"
- Washer O.D.: 3/4"

* Full 1" Embedment. * The ultimate structural values listed above are ultimate load capacities, which should be reduced by a minimum safety factor of 4.0 or greater to determine the allowable working load.

HB-5213 Anchor Backplate Finish:

☐ Hot-Dip Galv. Stainless Steel: ☐ Type 304 ☐ Type 316

H&B recommends Stainless Steel for maximum protection against corrosion

Backplate Style (Equal to thickness of insulation):

- | | |
|---|---|
| ☐ HB-5213 (0") | ☐ HB-5213 (3 1/2") |
| ☐ HB-5213 (1") | ☐ HB-5213 (4") |
| ☐ HB-5213 (1 1/2") | ☐ HB-5213 (4 1/2") |
| ☐ HB-5213 (2") | ☐ HB-5213 (5") |
| ☐ HB-5213 (2 1/2") | ☐ HB-5213 (5 1/2") |
| ☐ HB-5213 (3") | ☐ HB-5213 (6") |

☐ CUSTOM Backplate _____

Backplate Thickness:

- ☐ 14 ga. (1.9 mm) ☐ 12 ga. (2.7 mm) ☐ CUSTOM _____

3/16"Ø Compressed Leg Hook Length:

- ☐ 3" (300H-2X) ☐ 4" (400H-2X) ☐ 5" (500H-2X)
- ☐ 6" (600H-2X) ☐ 7" (700H-2X)

3/16"Ø Compressed Leg Hook Finish:

☐ Hot-Dip Galv. Stainless Steel: ☐ Type 304 ☐ Type 316

IMPORTANT: Since each construction project is unique, the appropriate selection and use of any product contained herein must be determined by competent architects, engineers and other appropriate professionals who are familiar with the specific requirements of the project in question. This drawing and/or data sheet is the confidential and proprietary information of Hohmann & Barnard, Inc. and is not to be reproduced, copied or disclosed, in whole or in part, without the prior written consent of H&B.

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www.h-b.com

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PRINT FORM

RESET FORM

SAVE FORM

SAVE FORM LOCK & HIDE BUTTONS

EXHIBIT B – Page 4 of 4

Depictions of the Village Wall Installation



Permanent Easement Depiction

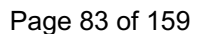
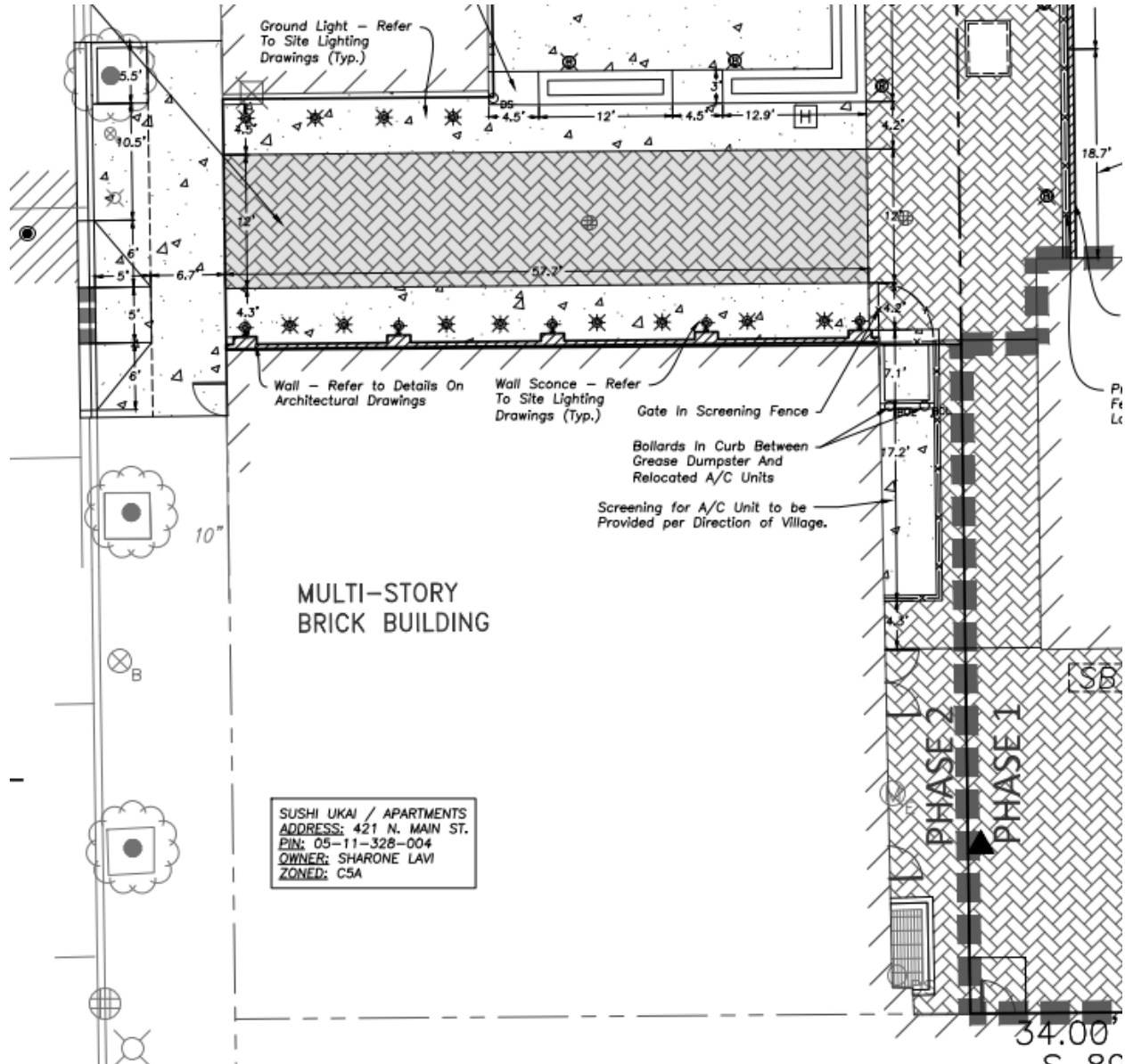


EXHIBIT D

Plans for the HVAC/Grease Container Enclosure



Example Fence Product. 6' High

EXHIBIT E

Acknowledgment and Agreement

[attached]



**Glen Ellyn Village
Board**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-820)**

DOC ID: 2021-820

Ordinance No. 6843, An Ordinance Approving the Requests for Six Construction Necessitated Zoning Variations from the Glen Ellyn Zoning Code to Allow Multiple Existing Accessory Structures to Remain on the Property Located at 410 Spring Avenue (Community Development Director Springer)

Statement of the Issue:

Please see the attached memo.

Analysis:

Please see the attached memo.

Budget Impact:

Please see the attached memo.

Action Requested:

Please see the attached memo.

Attachments:

1. Village Board Memo: 410 Spring Avenue Construction Necessitated Zoning Variations
2. Aerial Photo
3. An Ordinance Approving the Requests for Six Construction Necessitated Zoning Variations from the Glen Ellyn Zoning Code to Allow Multiple Existing Ac
4. Exhibit A - Approved Minutes of the November 10, 2020 ZBA Meeting
5. Exhibit B - Plat of Survey_Existing Conditions, dated 8-27-2020
6. Exhibit C - Updated Signatures of Support, received via email 12-2-2020
7. Exhibit D – Review Letter from Senior Civil Engineer Amy McKenna, dated August 23, 2019

MEMO

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Community Development Director
Katie Ashbaugh, AICP, Planner

DATE: January 15, 2021

RE: *January 26, 2020 Village Board Meeting*
An Ordinance Approving the Requests for Six Construction Necessitated Zoning Variations from the Glen Ellyn Zoning Code to Allow Multiple Existing Accessory Structures to Remain on the Property Located at 410 Spring Avenue



Background

The petitioner, Pierre Biset, owner of the property located at 410 Spring Avenue, has requested approval of 6 construction necessitated zoning variations from the Glen Ellyn Zoning Code. The variations are to allow an existing deck, stairs, patio, and retaining wall to remain as encroachments into the required interior side and rear yards and as impervious surfaces above the maximum permitted on the subject property. These improvements were not constructed in conformance with the approved building permit plans for the project. The requested 6 variations are as follows:

- *Deck:* The deck has been constructed 5 feet, 8 inches from the north (interior side) lot line where an interior side yard setback of 7 feet, 6 inches is required (1 variation).
- *Stairs:* The stairs have been constructed approximately 5 feet, 3 inches from the north (interior side) lot line where an interior side yard setback of 7 feet, 6 inches is required (1 variation).
- *Patio:* The patio has been constructed approximately 5 feet from the north (interior side) lot line where an interior side yard setback of 7 feet 6 inches is required. It has also been constructed 7 feet, 1 inch from the west (rear lot) line where a rear yard setback of 7 feet, 6 inches is required (2 variations). The latter variation request for the patio has since been removed.
- *Retaining wall:* The retaining wall has been constructed approximately 2 feet from the north (interior side) property line where a setback of 3 feet 9 inches is required (1 variation).
- *Impervious Surface Coverage:* The constructed impervious surfaces on the property cover approximately 61% (1,809 square feet) of the required rear yard, where only up to 50% (1,505 square feet) of coverage is permitted (1 variation; tied to patio).

Public Hearing Summary

Notice of the remote public hearing was published in the Daily Herald on October 26, 2020. The owners of properties within 350 feet of the subject property were mailed notice of the remote public hearing and a placard was placed on the property. No one that was sent public notice attended the hearing to speak in favor or against the request. The petitioner provided 4 signatures

of support for 2 of the 6 required construction necessitated zoning variations from property owners that received notice as part of their application materials.

On November 10, 2020, the Zoning Board of Appeals (ZBA) conducted a remote public hearing to review the installed deck, stairs, patio, and retaining wall requiring the 6 requested constructed necessitated variations, and to consider the testimony and exhibits from the petitioner. The ZBA deliberated on the exact hardships or unique circumstances presented by the petitioner. They found that the plight of the petitioner is not due to a unique circumstance or a particular hardship, and that the practical difficulty or particular hardship has been created by the petitioner because the plans of construction were not followed as permitted. Zoning Board members expressed disappointment that so many field changes had been made by the property owner, when Village staff clearly spent a significant amount of time working with the petitioner to get the project to comply with the zoning code prior to the approval of the building permit issuance for the project.

Village Board Meeting Summary

At their regularly scheduled meeting on January 11, 2021, the Village Board considered the petitioner's request and the recommendation made by the Zoning Board of Appeals. The petitioner was willing to reduce the size of the patio and eliminate 2 of the requested variations. Following a lengthy discussion, the Village Board found that the responsibility of the improvements being installed not in compliance with the previously approved building permit lied with the contractor, not the petitioner. They also found that it would be overly burdensome to require the petitioner to remove and/or modify the entire improvement. The Board also asked staff to conduct additional research for a future workshop discussion regarding the prevention of, and penalties for, any future construction necessitated zoning variations.

Ultimately, although the ZBA recommended denial of the 6 construction necessitated zoning variations, the Village Board unanimously decided to move forward with granting all 6 of the variations.

Action Requested

At the direction of the Village Board following the discussion of this request at the January 11, 2021 meeting, staff has prepared an ordinance to **approve** all 6 of the requested construction necessitated zoning variations. Please find attached the draft ordinance, which includes the following conditions of approval:

1. That the active building permit #20191874 be updated and resubmitted for review by staff for compliance with stormwater and building codes;
2. That section drawings indicating the material and installation details for the existing retaining wall be provided per staff's review comment dated 8/23/2020;
3. That a new drainage plan be submitted (since additional impervious surfaces have been added to the property since the building permit plans were approved).
4. That within 30 days of administrative review and approval for compliance with the Village stormwater and building code requirements, a final building inspection and final grading inspection be requested by the petitioner;
5. That the petitioner sign an indemnification agreement with the Village to be recorded against the property in relation to any possible damage or required removal of the retaining

wall in close proximity to the existing sewer line by the Village which is not protected by a public utility easement prior to the release of any escrow deposits;

6. That should the petitioner fail either or both of the final building and stormwater/grading inspections, that the petitioner modify the area not in conformance per staff direction in a manner that does not increase the degree of the variations granted; and
7. That within 90 days of passing the final building and grading inspections, the petitioner submit as-built drawings for the work approved under the amended permit #20191874 prior to the release of any escrow deposits.

Attachments

- Aerial Photo
- Draft Ordinance
 - Exhibit A – Approved Minutes of the November 10, 2020, ZBA Meeting
 - Exhibit B – Plat of Survey (Existing Conditions) – current, dated 8/27/2020
 - Exhibit C – Updated Signatures of Support, received via email 12/2/2020
 - Exhibit D – Review Letter from Senior Civil Engineer Amy McKenna, dated August 23, 2019

CC: Pierre Biset, Owner and Petitioner
Kelly Purvis, AICP, Planning Manager



0.00 mile
1 inch equals 21 feet

Map created on November 4, 2020.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Village of Glen Ellyn

Ordinance No.

**An Ordinance Approving the Request for Six Construction
Necessitated Zoning Variations from the Glen Ellyn Zoning Code
to Allow Multiple Existing Accessory Structures to Remain on the
Property Located at 410 Spring Avenue, Glen Ellyn, IL 60137**

**Adopted by the
President Pro-Tem and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President Pro-Tem and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137**

Ordinance No.

**An Ordinance Approving the Request for Six Construction
Necessitated Zoning Variations from the Glen Ellyn Zoning Code
to Allow Multiple Existing Accessory Structures to Remain on the
Property Located at 410 Spring Avenue, Glen Ellyn, IL 60137**

Whereas, Pierre Biset, owner of the property located at 410 Spring Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-12-318-005

has petitioned the President Pro-Tem and Board of Trustees of the Village of Glen Ellyn for the following construction necessitated zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
3. Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;
4. Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven

(7) feet six (6) inches is required;

5. Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
6. Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches;

all to allow an existing deck, stairs, patio, and retaining wall to remain on the property herein described above, in the R2 Residential District; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a remote public hearing on the virtual meeting platform, Zoom, on November 10, 2020, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the request for the construction necessitated zoning variations and zero (0) persons appeared in favor of the request and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearing on November 10, 2020, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend denial of the six (6) construction necessitated zoning variations, which carried by a roll call vote of four (4) “yes” and two (2) “no” with one (1) absent, resulting in a recommendation for denial as set forth in its Approved Minutes dated November 10, 2020,

appended hereto as Exhibit "A"; and

Whereas, included in the evidence presented by the petitioner, was a plat of survey of the subject property dated August 27, 2020, attached hereto as Exhibit "B", illustrating the location of existing deck, stairs, patio, and retaining wall requiring the requested construction necessitated zoning variations; and

Whereas, the President Pro-Tem and Board of Trustees reviewed the Approved Minutes of the November 10, 2020 Zoning Board of Appeals public hearing, attached hereto as Exhibit "A", and the evidence presented at the November 10, 2020 Zoning Board of Appeals remote public hearing and considered the findings of fact and recommendations of the Zoning Board of Appeals at their regularly scheduled Village Board meeting on January 11, 2021; and

Whereas, the petitioner presented a revised application for the Village Board's consideration reducing the number of requested variations to four (4) from the previously requested six (6) variations; and

Whereas, the petitioner also provided an updated petition of support signed by four (4) adjacent property owners in support of the granting of the requested variations; and

Whereas, at their regularly scheduled Village Board meeting on January 11, 2021, the President Pro-Tem and Board of Trustees found that the correction of some, but not, all of the construction necessitated zoning variations as requested by the petitioner would not be prudent and determined that either all or none of the construction necessitated zoning variations should be approved; and

Whereas, following much deliberation, the President Pro-Tem and Board of Trustees determined that the contractor responsible for installing the improvements had taken advantage of the petitioner, that the improvements should remain as is, that Village staff should conduct further

research regarding possible prevention of and penalties for construction necessitated zoning variations for future discussion by the President Pro-Tem and Board of Trustees, and that a new ordinance approving all six (6) construction necessitated zoning variations be drafted for consideration by the President Pro-Tem and Board of Trustees at the next regularly scheduled meeting; and

Whereas, the President Pro-Tem and Board of Trustees make the following findings of fact:

- A. That the particular hardship or practical difficulty, being that the rear (west) lot line which is not parallel to the front (east) lot line, constitutes as a practical difficulty or particular hardship;
- B. That the contractor responsible for installing the improvements requiring the requested construction necessitated zoning variations is at fault for not following the approved building permit plan, not the petitioner, therefore the plight of the owner has not been created by any persons presently having an interest in the property; and
- C. That the construction necessitated zoning variations will not result in an increase in public expenditures since a condition of approval listed herein requires that an indemnification agreement between the Village and the petitioner be drafted, executed, and recorded against the subject property thereby alleviating any future public expenditures related to replacement or repair of the retaining wall should the Village need to access the sanitary main beneath the retaining wall at a future date; and
- D. That the construction necessitated zoning variations are the minimum variations that will make possible the reasonable use of the land, building or structure; and
- E. That the immediately adjacent and surrounding property owners of the properties

- located at 400 Spring Avenue, 416 Spring Avenue, 883 Hill Avenue, and 887 Hill Avenue each signed a petition in support of the construction necessitated zoning variations, attached hereto as Exhibit "C", and zero (0) members of the public spoke for or against the variations at the November 10, 2020 Zoning Board of Appeals public hearing or at the January 11, 2021 Village Board meeting; and
- F. That the construction necessitated zoning variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located. Staff was not aware of any stormwater drainage complaints resulting from the installation of the improvements requiring the construction necessitated zoning variations, and the accessory structures are permitted uses in the zoning district and the deck, stairs, patio, and retaining will be modified if needed in accordance with all other applicable zoning code regulations other than the variations granted; and
- G. That the construction necessitated zoning variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the deck, stairs, patio, and retaining will be modified if needed in accordance with all applicable building code regulations; and
- H. That the construction necessitated zoning variations will not diminish or impair property values within the neighborhood as the owner has improved the property; and
- I. That the construction necessitated zoning variations will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and

- J. That the construction necessitated zoning variations, if granted, will not alter the essential character of the locality as the variations will allow for existing deck, stairs, patio, and retaining wall to remain that are otherwise compliant with the Zoning Code; and
- K. That the purpose of the construction necessitated zoning variations is not based exclusively upon a desire to make more money out of the property since the petitioner planned the improvements for the use of his family and intends to continue to reside at the subject property.

Whereas, the President Pro-Tem and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to approve the construction necessitated zoning variations, superseding the recommendation to deny by the Zoning Board of Appeals.

Now, Therefore, be it Ordained by the President Pro-Tem and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Approved Minutes of the November 10, 2020 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President Pro-Tem and Board of Trustees hereby approve the following requested construction necessitated zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by

impervious surfaces;

2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
3. Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;
4. Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
5. Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
6. Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches;

all to allow the existing deck, stairs, patio, and retaining wall to remain on the property located at 410 Spring Avenue, Glen Ellyn, in the R2 Residential District, which is legally described as follows:

LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-12-318-005

Section Three: The approval of the construction necessitated variations are conditioned

upon the following:

- A. That the active building permit #20191874 be updated and resubmitted for review by staff for compliance with stormwater and building codes;
- B. That section drawings indicating the material and installation details for the existing retaining wall be provided per staff's review comment dated 8/23/2020, attached hereto as Exhibit "D";
- C. That a new drainage plan be submitted;
- D. That within 30 days of administrative review and approval for compliance with the Village stormwater and building code requirements, a final building inspection and final grading inspection be requested by the petitioner;
- E. That the petitioner sign an indemnification agreement with the Village to be recorded against the property in relation to any possible damage or required removal of the retaining wall in close proximity to the existing sewer line by the Village which is not protected by a public utility easement prior to the release of any escrow deposits;
- F. That should the petitioner fail either or both of the final building and stormwater/grading inspections, that the petitioner modify the area not in conformance per staff direction in a manner that does not increase the degree of the variations granted; and
- G. That within 90 days of passing the final building and grading inspections, the petitioner submit as-built drawings for the work approved under the amended permit #20191874 prior to the release of any escrow deposits.

Section Four: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the requested construction necessitated variations to be recorded with the DuPage County Recorder of Deeds.

Section Five: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Six: Failure of the owner or other party in interest or a subsequent owner(s) or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner(s) or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President Pro-Tem and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President Pro-Tem of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President Pro-Tem

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

DRAFT MINUTES
ZONING BOARD OF APPEALS
NOVEMBER 10, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:07 p.m. Zoning Board of Appeals Members Katie Crudele, Matt Jones, Reed Panther and Thomas Whalls were present. ZBA Member Michelle Covington joined the meeting at 7:37 p.m. ZBA Member Chip Miller was excused. Also present were Planning Manager Kelly Purvis, Planner Katie Ashbaugh, Senior Civil Engineer Amy McKenna, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on October 26, 2020 and all property owners affected by the variations being requested were notified by mail.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variances that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Crudele moved, seconded by ZBA Member Whalls, to allow the members of the ZBA to participate remotely. The motion was carried by roll call vote with 5 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Whalls moved, seconded by ZBA Member Crudele, to approve the minutes of the October 27, 2020 meeting. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 717 Amber Ridge Avenue and a public hearing regarding the property located at 410 Spring Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited both properties and are familiar with the plans that were submitted.

A motion was made by ZBA Member Jones and seconded by ZBA Member Crudele to open the public hearing for 717 Amber Ridge Avenue at 7:16 p.m. The motion was carried by roll call vote with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 717 AMBER RIDGE AVENUE

PETITIONER MICHAEL SULLIVAN IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-5-4(A)(4)(B) TO ALLOW AN EXISTING SHED CLOSER THAN (TEN) 10 FEET TO THE PRINCIPAL STRUCTURE TO ENCROACH INTO THE REQUIRED INTERIOR SIDE YARD IN THE R2 RESIDENTIAL DISTRICT. 2. SECTION 10-4-8(D)(3) TO ALLOW AN EXISTING SHED TO BE APPROXIMATELY SEVEN (7) INCHES FROM THE EAST INTERIOR SIDE LOT LINE WHERE AN INTERIOR SIDE YARD SETBACK OF APPROXIMATELY SEVEN (7) FEET THREE (3) INCHES IS REQUIRED WHEN THE ACCESSORY STRUCTURE IS LOCATED CLOSER THAN 10 FEET FROM THE PRINCIPAL STRUCTURE IN THE R2 RESIDENTIAL DISTRICT. 3. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLAN PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Michael Sullivan, owner of the property located at 717 Amber Ridge Avenue.)

Staff Presentation

Planner Katie Ashbaugh was present to speak regarding the proposed variation request and was sworn in.

Planner Ashbaugh stated the petitioner is Michael Sullivan, owner of the property at 717 Amber Ridge Avenue. She described the subject property, 717 Amber Ridge Avenue, as an interior lot located on the south side of Amber Ridge Avenue, mid-block between the intersection of S. Montclair Avenue to the west and the north-south segment of Amber Ridge Avenue. She continued that the subject property, the properties to the north, east and west are all zoned R2 – Residential District and are all

improved with single family homes. She said the property to the south across Sheehan Avenue is also zoned R2-Residential District and is occupied by Glen Crest Middle School.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-4(A)(4)(b) to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard in the R2 Residential District;
2. Section 10-4-8(D)(3) to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required when the accessory structure is located closer than 10 feet from the principal structure in the R2 Residential District; and
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Planner Ashbaugh stated the Village does not have records of any prior variations being granted for the subject property.

Planner Ashbaugh stated the existing single-family home was constructed in 2015. She said that a fence, patio, shed, and lawn sprinklers were installed in between 2016 and 2018 per permit records. She said that in October 2019, the petitioner and current homeowner filed a building permit application for the installation of a six (6) by eight (8) foot shed to replace an existing shed on the property. She stated that sheds are issued as over the counter permits. She said that Section 10-5-5(B)(4) #29, allows sheds to encroach in the required interior side yard, however, Section 10-5-4(A)(4)(b), states that accessory structures closer than ten (10) feet to the principal structure must comply with required interior side yard setback in the district (in this case 7 feet 2 inches).

Planner Ashbaugh stated as an over the counter permit involving a lesser scope of work, such as when no foundation being poured, this plan for the subject shed at the time was not reviewed as closely as other accessory structure permit applications. She stated that staff did not note the additional setback requirement for accessory structures closer to the principal structure than 10 feet. She said the petitioner had intended the location of the new shed to be the same as the previously installed shed. She also said that the previous shed was actually much closer to the east property line than was indicated on the plat proposing the location of the new shed. She continued that the previous permit application filed for a shed in 2017 expired and was never picked up, so the previously existing shed was likely installed without a permit in the non-compliant and unapproved location. She said that the October 2019 permit application was erroneously issued and the shed subsequently installed a second time in approximately the same non-compliant location. Upon final inspection in January 2020, staff discovered the non-compliant location. The petitioner was informed that a construction necessitated zoning variation would be required to allow the shed to remain in its current location, or they could relocate the shed to a compliant location.

Planner Ashbaugh stated the existing shed is proposed to remain approximately seven (7) inches from the east interior side lot line where a distance of seven (7) feet two (2) inches is required. Staff notes that 717 Amber Ridge is a through-lot with two front yards. She said that the shed could not be located in what is functionally the rear yard of the home without the granting of a variation.

Questions from the Zoning Board of Appeals

ZBA Member Crudele asked if a permit was issued for the previous shed's location. Planner Ashbaugh stated the previous owner applied for a permit, but it was never finalized. Planner Ashbaugh stated the previous shed was most likely built without an approved permit.

ZBA Chairperson Constantino asked if the current shed was built to match the plans that were provided to the Community Development Department when the permit was issued. Planner Ashbaugh stated it was not, and there is a difference between the approved plans. Planner Ashbaugh also noted the permit should have not been issued regardless.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Michael Sullivan, owner of the property located at 717 Amber Ridge Avenue.

Mr. Sullivan stated he bought the property 1.5 years ago, and was happy to have a pre-framed area of where the previous shed was. Mr. Sullivan stated he went to the Village of Glen Ellyn to get the required permit, and did not purchase the shed until the permit was issued by the Village. Mr. Sullivan stated he found out about two months later from the Village that the shed was not allowed to remain in that location. Mr. Sullivan stated he then worked with Planner Ashbaugh to see what can be done to keep the shed at its current location. Mr. Sullivan stated the shed is necessary for storage.

Additional Questions from the Zoning Board of Appeals

ZBA Member Panther asked if the shed could be taken apart and reassembled somewhere else on the property. Mr. Sullivan stated he could hire a professional for that, but there is no other location for the shed to be placed.

ZBA Member Whalls asked why the shed was not built at the location marked on the plans when the permit was issued. Mr. Sullivan stated he did not mark the location of the shed correctly on the plans, which was a misunderstanding and miscommunication.

ZBA Chairperson Constantino asked if there is anywhere else on the property where the shed could be located. Mr. Sullivan stated there is not.

Persons in Favor of or in Opposition to the Variation Requests

Keith Warner, who resides at 710 Amber Ridge Avenue, was sworn in. Mr. Warner stated the shed located in the backyard is not very egregious in terms of the Village's Zoning Code. Mr. Warner also stated he fully supports keeping the shed where it is currently located.

ZBA Chairperson Constantino asked if Mr. Warner would agree that you can see very little of the shed as it is hidden by the fence. Mr. Warner stated this is correct.

Carolina Mahrle, who resides at 725 Amber Ridge Avenue, was sworn in. Ms. Mahrle stated she is the immediate neighbor to the petitioner. Ms. Mahrle stated the shed is very nice, and is painted to match the home on the property. Ms. Mahrle stated she fully supports keeping the shed where it is currently located.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 717 Amber Ridge Avenue; the owner and petitioner is Michael Sullivan; the petitioner is requesting variations from Section 10-5-4(A)(4)(b) to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard in the R2 Residential District, Section 10-4-8(D)(3) to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required when the accessory structure is located closer than 10 feet from the principal structure in the R2 Residential District; and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh, who indicated the subject property, the properties to the north, east and west are all zoned R2 – Residential District and are all improved with single family homes; the property to the south across Sheehan Avenue is also zoned R2-Residential District and is occupied by Glen Crest Middle School; there have been no prior variations approved for this property; the home was constructed in 2015; a permit was requested for a shed of approximately six feet by 8 feet to replace a prior shed on the property; the previous shed was permitted, but the permit was never closed out and was likely installed out of compliance; it was indicated this is a through lot, which limits the location on the property where the shed can be placed; the permit request was to place the shed against the home, but that would have also not been allowed based on the interpretation of the Zoning Code; it was indicated that if a shed is placed 10 feet away from the principal structure a setback of three feet is required.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioner Michael Sullivan, owner of the property, who indicated the previous owners did take the shed with them, however, the existing shed pad was left; there are no other viable locations on the property to locate the shed due to being a thru lot; and that they needed the shed on the property for storage.

ZBA Member Panther continued the findings of fact: the ZBA then heard from Keith Warner, property owner of 710 Amber Ridge Avenue, who indicated that he is in full support of the project and indicated the shed is barely visible from the front due the fence and landscaping in place.

ZBA Member Panther continued the findings of fact: the ZBA then heard from Carolina Mahrle, property owner of 725 Amber Ridge Avenue, who indicated that she is in full support of the project and indicated the shed looks great and is barely visible from her property.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she has no issues as the shed and shed pad were previously in the same location on the property.

ZBA Member Crudele stated she does not have any issues with this request as the Village issued a permit for the shed. ZBA Member Crudele also stated it is a beautiful shed and the petitioner has the support of his neighbors.

ZBA Member Jones stated he is in support of the variation.

ZBA Member Panther stated he is in support of the variation and the thru lot creates a hardship.

ZBA Member Whalls stated he is in support of the variation as the Village issued a permit for the shed.

ZBA Chairperson Constantino stated he is in support of the variation and noted the hardship of the thru lot and the cost to relocate the structure. ZBA Chairperson Constantino also noted the shed is barely visible.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to close the public hearing for 717 Amber Ridge Avenue at 7:48 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Jones and seconded by ZBA Member Panther as follows:

Having considered the application of Michael Sullivan, owner of the property located at 717 Amber Ridge Avenue, Glen Ellyn, for two construction necessitated zoning variations to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard and to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required so that an existing shed can remain on the property located at 717 Amber Ridge Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a

public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on November 10, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested construction necessitated zoning variations from Sections 10-5-4(A)(4)(b) and 10-4-8(D)(3) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The home is built on a thru lot, which limits the ability to build a shed elsewhere on the lot.

The motion was carried by roll call vote with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to open the public hearing for 410 Spring Avenue at 7:52 p.m. The motion was by roll call vote carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 410 SPRING AVENUE

PETITIONER PIERRE BISET IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-5-5(B)(4) #18.C.1 TO ALLOW EXISTING IMPERVIOUS SURFACES TO COVER APPROXIMATELY 1,809 SQUARE FEET, OR 61 PERCENT OF THE REQUIRED REAR YARD, WHERE ONLY UP TO 50 PERCENT, OR APPROXIMATELY 1,505 SQUARE FEET, OF THE REQUIRED REAR YARD IS PERMITTED TO BE COVERED BY IMPERVIOUS SURFACES. 2. SECTION 10-5-5(B)(4) #37 TO ALLOW AN EXISTING PATIO TO BE APPROXIMATELY FIVE (5) FEET FROM THE NORTH INTERIOR SIDE LOT LINE WHERE AN INTERIOR SIDE YARD SETBACK OF SEVEN (7) FEET SIX (6) INCHES IS REQUIRED. 3. SECTION 10-5-5(B)(4) #28 TO ALLOW AN EXISTING PATIO TO BE APPROXIMATELY SEVEN (7) FEET ONE (1) INCH FROM THE WEST REAR LOT LINE WHERE A REAR YARD SETBACK OF SEVEN (7) FEET SIX (6) INCHES IS REQUIRED. 4. SECTION 10-5-5(B)4 #8 TO ALLOW AN EXISTING DECK TO BE APPROXIMATELY FIVE (5) FEET EIGHT (8) INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE AN INTERIOR SIDE YARD SETBACK OF SEVEN (7) FEET SIX (6) INCHES IS REQUIRED. 5. SECTION 10-5-5(B)(4) #34 TO ALLOW EXISTING STAIRS TO BE APPROXIMATELY FIVE (5) FEET THREE (3) INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE AN INTERIOR SIDE YARD SETBACK OF SEVEN (7) FEET SIX (6) INCHES IS REQUIRED. 6. SECTION 10-5-5(B)(4) #38 TO ALLOW AN EXISTING RETAINING WALL TO BE APPROXIMATELY TWO (2) FEET FROM THE NORTH INTERIOR SIDE LOT LIEN WHERE A SETBACK OF EITHER THREE (3) FEET NINE (9) INCHES OR SEVEN (7) FEET SIX (6) INCHES IS REQUIRED. 7. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR PUBLIC MEETING OF THE VILLAGE BOARD.

(Pierre Biset, owner of the property located at 410 Spring Avenue)

Staff Presentation

Planner Katie Ashbaugh and Senior Civil Engineer Amy McKenna were present to speak regarding the proposed variation request and was sworn in.

Planner Ashbaugh stated the petitioner is Pierre Biset, owner of the property at 410 Spring Avenue. She described the subject property, 410 Spring Avenue, as an interior lot, located on the west side of Spring Avenue, mid-block between the Hill Avenue and Glen Oak Avenue intersections. She said the subject property and the properties to the north, west and south are all zoned R2- Residential District and are all improved with single-family homes. She said that the property to the east across Spring Avenue is unincorporated DuPage County and is the location of the Glen Oak Country Club.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
3. Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;
4. Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
5. Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
6. Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required; and
7. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Planner Ashbaugh stated on June 14, 1993, the Village adopted Ordinance 4025-Z. This granted approval of a zoning variation to allow a second-floor addition to the existing single-family home to have a 25 foot 6 inch rear yard setback where a 40 feet rear yard setback was required.

Planner Ashbaugh described the permit history for the subject property, which included permit X-926, which allowed the construction of single-family home in 1927. She continued that in 1983, electrical work was completed and then 10 years later in 1993, a zoning variation to allow the

aforementioned second-floor addition was approved. She said that a plat of survey dated June 6, 1983, shows the original footprint of the home with this encroachment. She said that because this encroachment was nonconforming in 1993, the variation was required to enlarge the encroachment with the second-floor addition. She said that a subsequent building permit application was filed and approved that same year. She said that in 1998 and 2007, sewer repairs were completed. In 2012, alteration and remodeling was completed, and in November 2019, a new fence was installed.

Planner Ashbaugh stated on August 8, 2019, the petitioner filed a building permit to install a new deck, stairs leading up to the deck, a patio, and a retaining wall. She said that on August 26, 2019, staff sent rejection letters pertaining to building, zoning, and stormwater code requirements and referred to those in the meeting materials provided to the ZBA. She said that in the zoning review, the proposed deck, stairs, and patio did not comply with the required interior side and rear yard setbacks. She also said that in the stormwater review specifically, staff noted neither the net new impervious surface nor the height of the proposed retaining walls were provided. She said that the stormwater review letter also stated that if the retaining walls were 3 feet or taller in height, a structural engineer's certification would be required.

Planner Ashbaugh continued the project history and said that on October 1, 2019, the petitioner filed their second submittal in response to the review comments and that on October 9, 2019, the plans were approved. She said that on the approved plan, the retaining wall was no longer shown in the scope of work. She said that the approved size of the patio was 15 by 24 feet, or 360 square feet in area and the approved size of the deck was 18.16 by 11 feet, or approximately 200 square feet in area.

Planner Ashbaugh said that on November 6, 2019, the petitioner applied for and was issued a separate permit to install a new fence and on January 7, 2020, the new fence passed its final inspection and the permit was closed. She said that on April 14, 2020, staff conducted a final inspection for the new deck, stairs, and patio as approved on October 9, 2019, and it was during this inspection staff determined that the deck, stairs, and patio were not installed per the approved plans and the petitioner failed the inspection.

Planner Ashbaugh stated on July 28, 2020, the petitioner first initiated contact with Planner Ashbaugh to inquire about the construction necessitated zoning variation process. She said that on September 9, 2020, the petitioner requested a permit extension, which was approved and will expire on February 9, 2021.

Planner Ashbaugh provided details regarding the existing conditions on the property, including the work requiring the zoning variations in consideration.

Installed Patio

Planner Ashbaugh first described the variations required for the patio as installed. She said that to allow the patio to remain as it was installed, that an interior side yard variation, rear yard variation, and impervious surface variation is required. She said that only 50 percent of the required rear yard could be covered with impervious surface, or 1,505 square feet. She said the existing patio resulted in a total of 1,809 square feet, or 61 percent. She also said the required interior side and rear yard setbacks were

7 feet 6 inches, but the existing patio was 5 feet from the north interior side lot line and 7 feet from the west rear lot line.

Installed Deck

Planner Ashbaugh said the deck as it was installed required one variation to allow it to remain. She said that it was required to be 7 feet 6 inches from the north interior side lot line and that the approved permit plan indicated that the deck would be installed in compliance with this. She said that the petitioner instead installed the deck 5 feet 8 inches from the north interior side lot line.

Installed Stairs

Planner Ashbaugh said that stairs leading to the deck as they were installed required one required one variation to remain. She said that it they were required to be 7 feet 6 inches from the north interior side lot line and that the approved plan showed that they would be compliant. She said that the petitioner instead installed the deck 5 feet 3 inches from the north interior side lot line.

Installed Retaining Wall

Planner Ashbaugh said that retaining walls which are 36 inches or less in height must be 3 feet 9 from all adjacent lot lines on this property, and must be 7 feet 6 inches from all adjacent lot lines if taller than 36 inches. She said that in the first set of review comments for this permit that Senior Civil Engineer McKenna had asked for the height of the retaining wall to be shown. She said that on the second submittal of the permit application, that the retaining wall no longer proposed or part of the work to be installed.

Planner Ashbaugh said that on the current plat of survey submitted as part of the construction necessitates zoning variation application documented the existence of the retaining wall of which staff was not previously aware. She said that the height of the retaining wall is still not known, but that it is 2 feet from the north interior side lot line and therefore also requires a variation.

She continued that when staff made the petitioner aware of this, that the petitioner indicated in correspondence that they believed that the retaining wall could not be located closer to the existing house due to the placement of an existing sewer line. Planner Ashbaugh said that Community Development Department and Public Works staff all evaluated this presumed condition and confirmed that an existing sewer line does in fact run beneath the lot line separating 410 and 416 Spring Avenue. She said that staff also confirmed that this sewer line is not located within an existing public utility easement and that Public Works Director John Hubsy stated that if the wall is to remain, that it is in conflict with the area in which the Village would need to dig to perform maintenance. She said that Director Hubsy said that an indemnification agreement with the Village should be required should the variation be approved for the retaining wall. She said that the draft motion to recommend approval suggests this as one of the conditions. She said that if the variation for the retaining wall were denied and compliance with the setback were required, that there is a condition of denial that the wall be relocated so that it is farther from this existing sewer line and less susceptible to potential damage or required removal.

Conditions

Planner Ashbaugh described the various conditions of approval detailed in the staff report, should the ZBA decide to recommend approval of the request. She also described the conditions of denial, should they decide to recommend denial, also in the staff report.

Questions from the Zoning Board of Appeals

ZBA Member Whalls asked if the petitioner was made aware of the sewer line under the stone wall.

Senior Civil Engineer Amy McKenna was sworn in.

Senior Civil Engineer McKenna stated the sewer line was not discussed. Senior Civil Engineer McKenna stated the original plan had the retaining wall, which staff asked for more information about. Senior Civil Engineer McKenna stated the retaining wall was dropped and not submitted with the second set of plans, so the sewer line was never discussed.

ZBA Chairperson Constantino stated it is also the responsibility of the owner to look up potential easements, but the retaining wall was not submitted with the second set of plans.

ZBA Member Jones asked if the petitioner, or future owner, could pave the driveway in its current location in the future, if desired. Senior Civil Engineer McKenna stated gravel or paving, because it was already in that location, does not impact stormwater. Planner Ashbaugh clarified that impervious surface setbacks for driveways were only “grandfathered” if the owner could prove they owned the property on or before March 1, 1999 or that the driveway existed in that location on or before March 1, 1999.

Chairperson Constantino asked if the work that was completed matches the original plan that was rejected by Village staff. Planner Ashbaugh stated that was correct. Senior Civil Engineer McKenna stated the original plan was missing a lot of information, and there were conversations with the petitioner on what could and could not be approved/built.

Chairperson Constantino asked if the increased size of the patio requires a drainage plan. Senior Civil Engineer McKenna stated it does, and that the petitioner did submit a drainage plan, and no stormwater management such as a drywell was required.

Chairperson Constantino asked if there are any additional stormwater concerns. Senior Civil Engineer McKenna stated there are not.

ZBA Member Whalls asked Engineer McKenna if the petitioner had spoken to her after the initial permit application was rejected. Engineer McKenna confirmed that she and Plans Examiner Paula Moritz (not present) had both spoken to the petitioner during the permit review phase about how to meet the code requirements.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Pierre Biset, owner of the property located at 410 Spring Avenue.

Mr. Biset stated he never intended for any of these issues to happen or arise. Mr. Biset stated he purchased the home in 2013, and since then has been working to approve the home. Mr. Biset stated this has been the largest project that he has taken on, and that he has learned about through the process.

Mr. Biset stated his contractor had suggested the changes to the approved plan, and Mr. Biset thought they kept the character of the home and neighborhood. Mr. Biset stated there are no neighbor concerns and the backyard has been completely transformed.

Mr. Biset stated there are no drainage concerns noted by staff, and that he is willing to have staff monitor the drainage and would be willing to put in some type of stormwater management, if recommended by Village staff.

Mr. Biset stated the retaining wall was removed from the original plans due to the cost. Mr. Biset stated the retaining wall was added back to the scope of work after the permit was approved because the shrubs and plants were removed from the area, which looked bad. Mr. Biset stated he did not think the addition of the retaining wall would cause any issues.

Mr. Biset stated his driveway and apron have also been as they currently are.

Mr. Biset stated it was never his intention to submit one plan, and then make changes and not follow that plan. Mr. Biset stated he was not aware the changes would make this impact.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington stated there are six violations from the Zoning Code. ZBA Member Covington asked if at any time during the changes and construction of Mr. Biset thought to pause and speak to the Village, given the changes that were required to get the permit in the first place. Mr. Biset stated the contractor made the suggestions regarding the patio and deck size. Mr. Biset stated the relocation of the deck stairs was his idea. Mr. Biset stated he did not realize the changes would cause issues, and did not think to call the Village.

ZBA Member Covington asked if Mr. Biset could provide more information about increase in patio size. Mr. Biset stated with the change in the location of the stairs required a larger patio. Mr. Biset stated the contractor gave the suggestion of the larger patio, and the contractor noted the patio that was approved was very small. Mr. Biset stated he did not think the increase in patio size would cause any issues. Mr. Biset also noted the changes that were made were not worth these the current problems, and he thought he was doing what was best for his home.

ZBA Member Jones asked when the pavers were ordered, if the landscapers told Mr. Biset he would have extra brick due to the pavers being ordered in pallets. Mr. Biset stated he did not recall this.

ZBA Member Whalls stated Mr. Biset's name is on the permit, and not the landscapers. ZBA Member Whalls stated Mr. Biset blew off what was approved by the Village, and that Mr. Biset should have and could have picked up the phone to call the Village. ZBA Member Whalls also said that Village staff had helped him to get his permit approved and he still disregarded the approved plans.

ZBA Chairperson Constantino stated this project seems like it would cost a lot of money. ZBA Chairperson Constantino stated that based on suggestions by the contractor and landscaper, Mr. Biset made significant changes to the approved permit. ZBA Chairperson Constantino stated Mr. Biset had to go through the plan approval process with the Village twice for this project, and should have known to call the Village with any potential changes to what was approved. ZBA Chairperson Constantino stated he is not sure how the variation requests would have been viewed if the ZBA had the chance to review them before the construction was complete.

ZBA Member Whalls asked if the Village knew the height of the retaining wall. Planner Ashbaugh stated the Village has no information regarding the retaining wall other than it existed as shown on the plat of survey.

ZBA Member Jones asked if the doors from the house to the deck would be used as an escape route in the case of an emergency. Mr. Biset stated they would.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 410 Spring Avenue; the owner is Pierre Biset; the petitioners are requesting variations from the following sections of the Glen Ellyn Zoning Code: Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces; Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required; Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required; Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required; Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required; Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required, and any other zoning relief necessary to allow the existing patio, deck, stairs, and retaining wall to remain on the property as shown on the plans at the public hearing or a public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh, who indicated the subject property and the properties to the north, west and south are all zoned R2-Residential District and are all improved with single-family homes; the property to the east across Spring Avenue is unincorporated DuPage County and is the location of the Glen Oak Country Club; there was a prior variation issued to the property to allow a second floor addition; in 2019 a permit was requested for the construction of a deck, stairs, patio and retaining wall; initially the project was denied and there was a resubmittal where the retaining wall was removed from the plans and the impervious surface percentage was reduced; upon permit close out, the deck and patio were not built as proposed, as well as the retaining wall was installed and not indicated in the approved permit; it was indicated a sewer line runs along the north portion of the property.

ZBA Member Panther continued the findings of fact: the ZBA then heard from Senior Civil Engineer McKenna, who indicated the as built patio does not require any additional stormwater mitigation measures because of the additional net new impervious surface is under 300 square feet.

ZBA Member Panther continued the findings of fact: the ZBA then heard from petitioner Pierre Biset, owner of the property, who indicated that the changes that occurred from what was approved in the permit was due to the direction of the contractor who recommended changes to the deck and patio; the retaining wall was originally removed from the plans due to the cost of the project, but once they noticed how nice the rest of the property looked they thought it would be nice to include it to the scope of work; the expansion of the deck created an issue with the stairs which created an issue with the landing onto the patio which created the need of several additional variances.

Motion

ZBA Member Jones moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated it is tough request to review. ZBA Member Covington stated she can see where there could be a hardship. ZBA Member Covington continued that not just one mistake was made, but there were several. ZBA Member Covington stated the petitioner is in charge of the permit process. ZBA Member Covington stated the process is long, and the petitioner wanted it done so when the contractors suggest changes he went with it. ZBA Member Covington also stated there is a reason why we have Zoning Codes which need to be followed.

ZBA Member Crudele stated if she could understand if there was only one violation, but there were many. ZBA Member Crudele stated there seems to be a disregard for the Village in the process. ZBA Member Crudele stated it does look better than it did before the project, which is why the neighbors are in support of it. ZBA Member Crudele stated she is leaning towards being in favor of the deck variations, but is not sure how she feels about the patio and retaining wall. ZBA Member Crudele stated she is concerned regarding the impervious surface ratio.

ZBA Member Jones stated he is fine with the deck as it is an exit from the home in case of an emergency. ZBA Member Jones stated if he was a neighbor, he would be fine with the changes. ZBA Member Jones suggested the ZBA take a look at the variations one at a time. ZBA Member Jones stated he is fine with the project, but does not like how we got to this situation.

ZBA Member Panther stated he is struggling with the variation requests as well. ZBA Member Panther stated the end result of the project looks great, but he does not like the circumstances of why the ZBA is reviewing the request. ZBA Member Panther stated if the requests would have come before the ZBA prior to construction, he is not sure the ZBA would have approved them. ZBA Member Panther stated he is open to the deck and the landing and the retaining wall, but has an issue with the patio. ZBA Member Panther stated the percentage of impervious surface is the real issue.

ZBA Member Whalls stated there was an abuse of the permit that was approved, and that he is not in support of the variations.

ZBA Chairperson Constantino asked if Mr. Biset is aware of the conditions that were suggested by the Community Development Department. Mr. Biset stated he did look over the agenda packet, but was not entirely sure what the conditions include. Mr. Biset stated he has no concern on meeting any condition outlined by the Community Development Department.

ZBA Chairperson Constantino stated he is very concerned over the process and entire scope of variations that are requested. ZBA Chairperson Constantino stated either the contractors or Mr. Biset should have known the changes required review by the Village. ZBA Chairperson Constantino stated Mr. Biset went against what was approved by the Village. ZBA Chairperson Constantino stated he is not in favor of the variations.

ZBA Chairperson Constantino stated he is not in favor of approving any of the variations.

ZBA Member Whalls stated he is not in favor of approving any of the variations.

ZBA Member Panther stated he is not in favor of approving any of the variations.

ZBA Member Covington stated she may be in favor of approving certain variations.

ZBA Member Crudele stated she is in favor of approving certain variations.

ZBA Member Jones stated he is in favor of approving certain variations.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Jones to close the public hearing for 410 Spring Avenue at 9:57 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA

Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls, as follows:

Having considered the application of Pierre Biset, owner of the property located at 410 Spring Avenue, Glen Ellyn, for the following construction necessitated zoning variations: to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces; to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required; to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required; to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required; to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required; to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required, all to allow an existing deck, stairs, patio, and retaining wall to remain on the property located at 410 Spring Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends DENIAL of the requested construction necessitated zoning variations from Sections 10-5-5(B)(4) #18.c.1, 10-5-5(B)(4) #37, 10-5-5(B)(4) #28, 10-5-5(B)(4) #8, 10-5-5(B)(4) #34, and 10-5-5(B)(4) #38 of the Glen Ellyn Zoning Code based upon the following findings of fact:

1. That the plight of the owners is not due to a unique circumstance or a particular hardship;
2. That the practical difficulty or particular hardship has been created by person presently having an interest in the property because the plans of construction were not followed as permitted.

The motion was carried by roll call vote with 4 “yes” votes and 2 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Panther and ZBA Member Whalls. The “no” votes are as follow: ZBA Member Crudele and ZBA Member Jones.

Village Board Trustee Report

Trustee Christiansen stated the tent on Main Street has been removed and Main Street is open to traffic.

Trustee Christiansen stated the positivity rate of COVID-19 is growing in DuPage County and Glen Ellyn. Trustee Christiansen stated we are currently under Tier 2 restrictions in the Mitigation Plan. Trustee Christiansen reminded everyone to wear a mask, social distance and wash your hands.

Trustee Christiansen stated the Village Board had the first reading on the 2021 budget and levy and the second reading/approval will be voted on at the December 14, 2020 Village Board meeting.

Trustee Christiansen stated the precast walls are being installed at the Civic Center Parking garage and the project is expected to be complete in spring 2021.

Trustee Christiansen stated Avere is on track for a January 2021 occupancy date.

Trustee Christiansen stated Apex is on track for a summer 2021 occupancy date.

Trustee Christiansen stated the McChesney & Miller property development will be reviewed by the Plan Commission on November 12, 2020.

Trustee Christiansen stated voting for the Civic Betterment Party is taking place until November 14.

Staff Report

Planner Ashbaugh stated the Zoning Board of Appeals will meet on December 8, 2020 and there will be several variations reviewed at that meeting.

Adjournment

At 10:19 p.m. a motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Panther and ZBA Member Whalls.

Respectfully submitted,

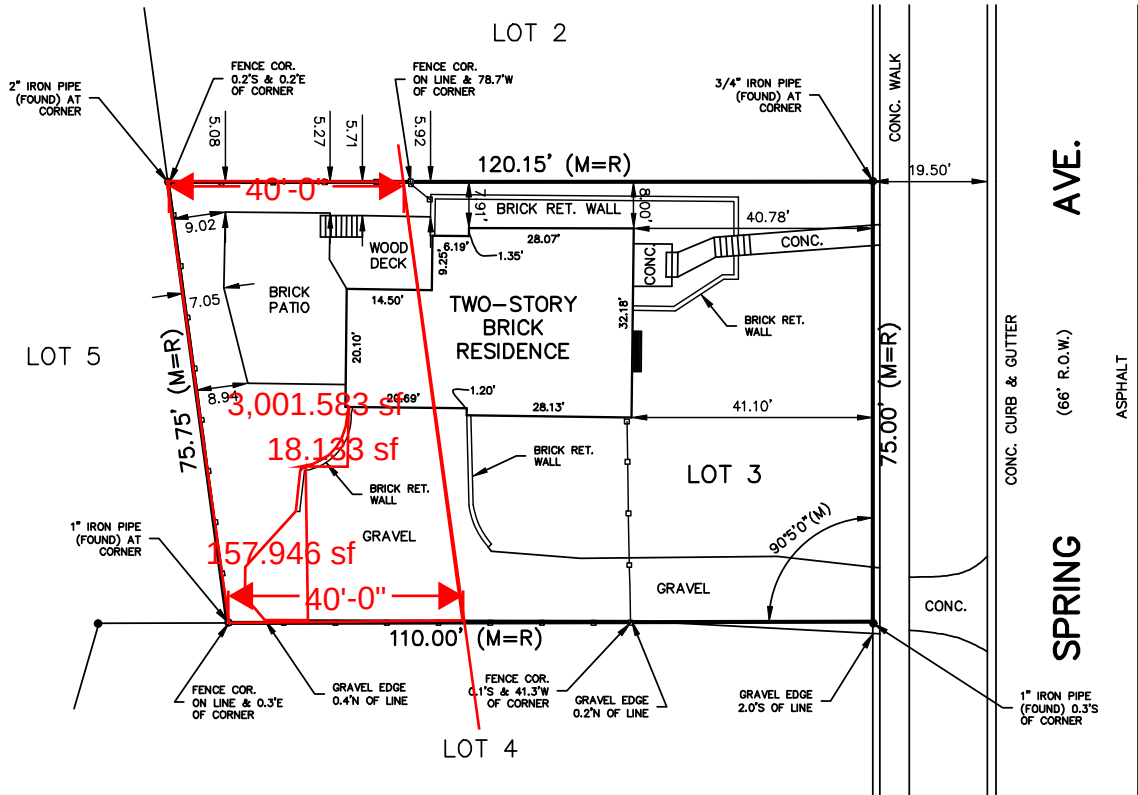
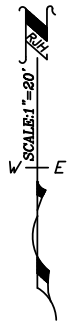
Lindsey Kaminsky
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Planner

PLAT OF SURVEY

LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 410 SPRING AVE., GLEN ELLYN
PIN: 05-12-318-005
AREA: 0.20 ACRES



Norbert V. Lambert Jr
2020.08.25 17:20:41 --5

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/20/2020.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 25TH. DAY OF AUGUST, A.D., 2020.

Norbert V. Lambert Jr
ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

• = FOUND IRON STAKE
○ = SET IRON STAKE

LINE LEGEND	
—○—	= WOOD FENCE

ORDERED BY: PIERRE BISET

FILE NO. 20-0752

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES

933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396

E: INFO@LAMBERTSURVEY.COM

LAND TECHNOLOGY

980 EAST OAK ST #3
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223

E: LANDTECH@LT-PE.COM

A Letter From The Block

To whom it may concern,

We the entire block are in full support of the requested variances for 410 Spring Ave. The new changes are a tremendous improvement over prior condition. The new landscaping is a welcome change and enhances the entire the block. We feel there is no negative impact to the requested variances requested.

- Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
- Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required
- Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;
- Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
- Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
- Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required

Sincerely the homeowners of,

400 Spring Ave

Nancy Carter

410 Spring Ave

Pam Dize

416 Spring Ave

C. Wagner-Smear

883 Hill Ave

Jim [unclear]

887 Hill Ave

Mark [unclear]

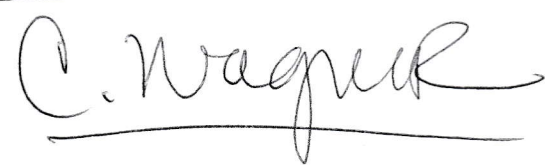
11/10/2020

To whom it may concern,

My name is Eric Smevold. My wife and I own the house at 416 spring avenue. We first saw the house back in January and when we did there was an old dog run and a retaining wall on the South side of our driveway. The side we share with Pierre. We moved in in March and were pleasantly surprised when we saw a new retaining wall and a beautiful fence on that side of the driveway. We feel it looks so much nicer and actually enhances our home's look and appeal. We feel in no way that it is not properly done or that it extends onto our lot and were glad that it's there.

Sincerely,

Eric Smevold and Candice Wagner

X 
X 

Amy McKenna

From: Amy McKenna
Sent: Friday, August 23, 2019 4:50 PM
To: Paula Moritz
Subject: Engineering review for 410 Spring
Attachments: Drainage plan review - 410 Spring - 8-23-19.pdf; drywell-infiltration bed - sample detail.pdf; Drainage Plan Certification 7-2-13.pdf

Paula,
Here's my review and attachments to send with your memo to the applicant.

Thanks!

Amy S. McKenna, PE, CFM | Development Civil Engineer | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
amckenna@glenellyn.org | p 630.547.5247 | f 630.547.5370





Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
www.glenellyn.org

**DRAINAGE PLAN REVIEW AND
REQUIREMENTS**
(Driveways, Patios, and Disturbed Areas between 300
and 1,500 square feet)

ADDRESS: 410 Spring REVIEWER: Amy McKenna
SUBMITTAL DATE: 8/08/19 REVIEW DATE: 8/23/19 PERMIT #: 20191874
EMAIL TO: Builder: Pierre Biset Email: pierre.biset@gmail.com

☐ THE SUBMITTAL APPEARS TO CONFORM TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN.

☒ PLEASE SUBMIT TWO (2) COPIES OF A REVISED DRAINAGE PLAN. SEE COMMENTS BELOW FOR SPECIFIC REQUIREMENTS.

The following information is required, and if checked or noted, must be addressed on a revised drainage plan:

- ☒ 1. Provide a drainage plan drawn to a minimum scale of 1 inch equals 20 feet. The plan must be labeled with the property address and be dated. All revisions to the plan must be dated on the plan. The plan shall not exceed 24" by 36". The required information added to an existing Plat of Survey is generally acceptable.
- ☒ 2. Show the direction of stormwater flow across the property. Using arrows show the existing flow direction with dashed or fine lines and proposed flow direction with solid or bold lines. If a drainage swale or ditch is present please indicate on the plan. If the proposed work will not change the existing grades please specify on the plan.
- ☒ 3. Show the location of all existing and proposed buildings, driveways, walkways, patios, decks, retaining walls, fences, and all other structures and significant trees on the property.
- ☒ 4. Show the location, area and depth of any disturbance or change to the existing grade including the removal of existing soil or the addition of any fill, soil, stone or mulch materials.
- ☒ 5. Show the location and orientation of all existing and new downspout outlets, sump pump discharge outlets and underground storm water piping, structures and outlets. Any underground piping must exit into a drywell or daylight at grade to allow water to travel across the permitted property for a minimum of 20 feet prior to reaching a property line.
- ☒ 6. Provide a certification statement on the plan per section 10-5-8(B)4a of the Village of Glen Ellyn Zoning Code.

The following information may be required on a case by case basis, and if checked or noted, must be included on a revised drainage plan:

- ☐ 7. The locations of all utility structures located within 10 feet of the disturbed area.
- ☐ 8. The floodplain elevation and floodplain limits must be shown if the property is located within 50 feet of a designated floodplain. A statement regarding the presence of floodplain onsite shall be included, referencing the current FEMA FIRM by number and effective date. If any grading or fill is proposed in the floodplain a grading plan is required.
- ☐ 9. The limits of any easement and 100-year high water level must be shown if a stormwater management facility (detention basin) is present on the property.
- ☐ 10. Location and dimensions of the specific storm or surface water drainage system to serve the site together with connections to offsite drainage facilities, including inverts of connection points.
- ☐ 11. Locations, sizes and material types of the sanitary and water service lines, proposed B-box locations, and the horizontal clearance between sewer and water lines. Contact the Public Works Department at 630.469.6756 for additional utility information including material specifications.
- ☒ 12. A drywell or infiltration system to address the increase in impervious. It shall be sized to accommodate 1.25 inches of runoff from the new impervious ($XX \text{ square feet of new impervious} \times 1.25 / 12 = XX \text{ cubic feet of storage}$).

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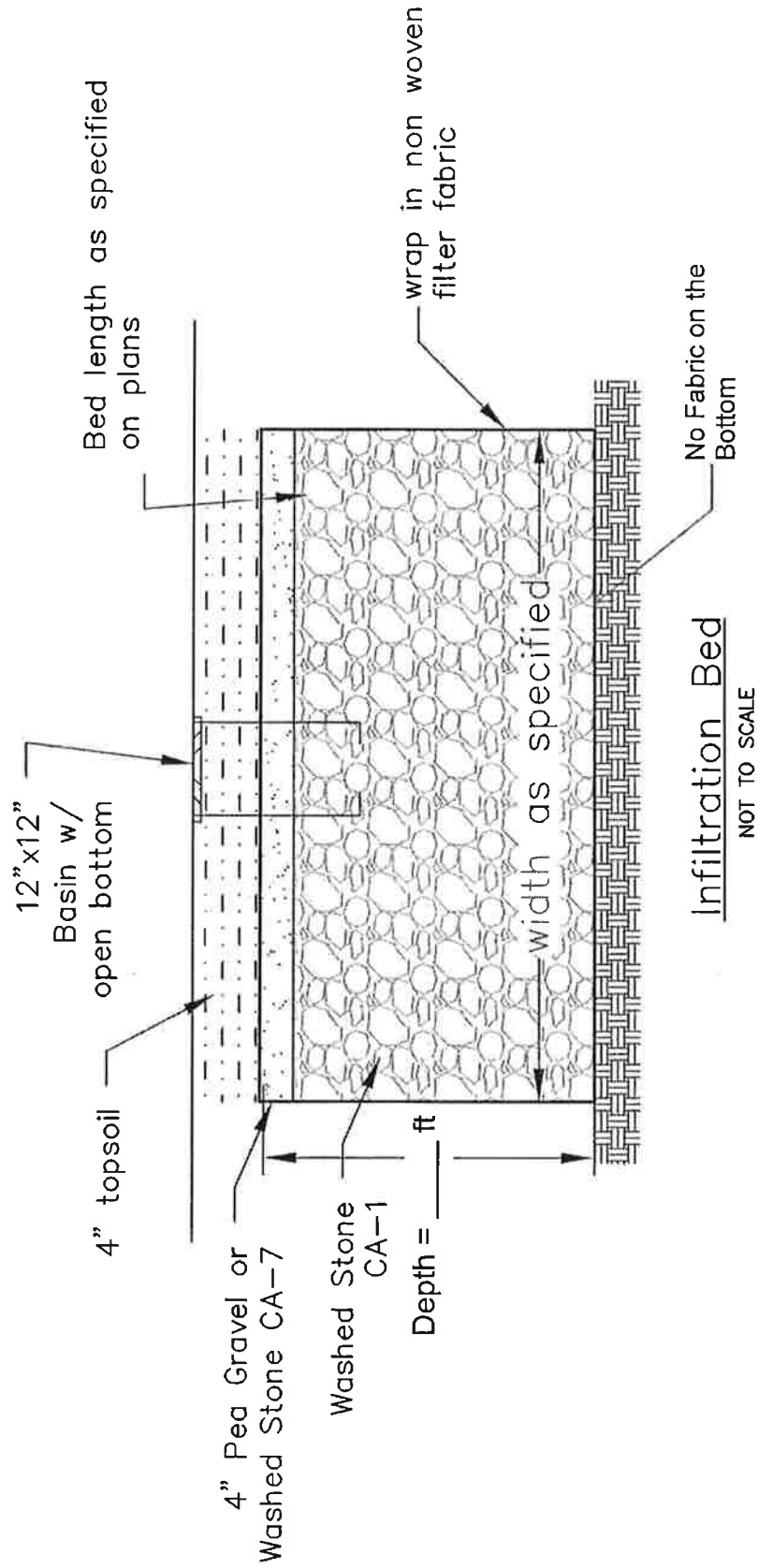


13. A grading plan per the Village requirements is required due to existing drainage problems on the property and/or adjacent properties.

Additional Comments:

CLEAR PAGE

1. Provide calculations of existing impervious areas to be removed and proposed new impervious areas. Please note that the gravel dog run is considered pervious areas. If more than 300 square feet of net new impervious area is being proposed, an infiltration system is needed to reduce runoff to the adjacent property; the infiltration system is sized per item 12 above. If a stone infiltration bed is provided (sample detail is attached), a void ratio of 0.36 may be used when determining the size of the stone bed.
2. Label the height of the proposed retaining walls. Walls that are 3 feet and higher generally require certification by a licensed structural engineer.



Call Bill Miller in the Public Works Department
for inspection of the drywell 630-469-6756



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-832)**

DOC ID: 2021-832

Ordinance No. 6844, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2010 (Village Links Golf Course Bonds) for the Fiscal Year 2021 in the amount of \$347,055.00 (Finance Director Coyle)

Statement of the Issue:

Each year, the Village must pass an ordinance to abate the property tax levy on the Village Links General Obligation Bonds so that the County does not levy property taxes.

Analysis:

There are two outstanding bond issues relating to the Village Links. Both bond issues were secured by the Village's taxing authority, but were planned to be paid with revenues generated from the Village Links golf operations, not through the use of tax dollars.

The first abatement ordinance relates to the 2010 refunding bonds which were issued in November, 2010. These bonds refinanced three previous issues, including the 2003 bonds issued for the Village Links' golf course renovation. The Village will be abating the portion allocated to the 2003 Village Links bonds. The attached proposed abatement ordinance is the nineteenth (19th) such abatement to occur over the 20 year life of the Village Links bonds. These bonds will retire in 2023.

The second proposed abatement ordinance relates to the 2012 General Obligation bonds which were issued in November, 2012, to fund the clubhouse and driving range improvements. The attached proposed abatement ordinance is the ninth (9th) such abatement to occur over the 20 year life of the 2012 Village Links Bonds.

Earlier in 2020, there were concerns that the Village Links/Reserve 22 may need a line of credit from the Village's General Fund due to the potential financial impact of Covid-19. Fortunately, the golf course was able to open and had one of its best years financially as golf was one activity that people could enjoy during Covid-19. The Village Links/Reserve 22 did not have to access

the line of credit from the General Fund at any point during 2020. The fund ended 2020 with a cash balance of \$718,000, which was after the 2020 debt payments were made. While this balance does not rise above the reserve policy required, it is an improvement from the forecast in March 2020. Therefore, at this time, staff does not have concerns about abating the property tax levy for the Village Links/Reserve 22 by passing these ordinances.

Budget Impact:

None.

Action Requested:

Adoption of the proposed abatement ordinances.

Attachments:

1. Abatement Ordinance 2010 Bonds



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Directing the Application of Funds from Specified
Sources to the Payment of Principal and Interest upon General
Obligation Bonds, Series 2010 (Village Links Golf Course Bonds)
for the Fiscal Year 2021 in the amount of \$347,055.00**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2010 (Village Links Golf Course Bonds), for the Fiscal Year 2021 in the Amount of \$347,055.00

Whereas, by Ordinance No. 5889, passed October 11, 2010, the Village of Glen Ellyn authorized the issuance of General Obligation Refunding Bonds, Series 2010 which refinanced General Obligation Refunding Bonds, Series 2002BQ (Village infrastructure improvements), General Obligation Refunding Bonds, 2002NBQ (Library Construction) and General Obligation Bonds, Series 2003 (renovation projects at the Village Links Golf Course); and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Village Links/Reserve 22 Fund to pay that portion of the Fiscal Year 2021 (January 1, 2021 through December 31, 2021) debt service of the General Obligation Refunding Bonds, Series 2010 which is allocated to the refunding of the General Obligation Bonds, Series 2003; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforesated revenue to the payment of debt service on the General Obligation Refunding Bonds, Series 2010 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate

authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of three hundred forty-seven thousand, fifty-five dollars (\$347,055.00) from the Village Links/Reserve 22 Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2010, for the Fiscal Year 2021 (January 1, 2021 through December 31, 2021).

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that three hundred forty-seven thousand, fifty-five dollars (\$347,055.00) is available from the Village Links/Reserve 22 Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2010, for the Fiscal Year 2021 (January 1, 2021 through December 31, 2021).

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Refunding Bonds, Series 2010, in the amount of \$347,055.00.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Refunding Bonds, Series 2010, for payment of principal and interest for Fiscal Year 2021 (January 1, 2021 through December 31, 2021) and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon its passage, approval,

and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn,
this _____ day of _____, 2021.

Ayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Nayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois,
this _____ day of _____, 2021.

Attest:

Village President of the
Village of Glen Ellyn, Illinois

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2021).

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2021, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Refunding Bonds, Series 2010 (Village Links Golf Course Bonds), For the Fiscal Year 2021 in the Amount of \$347,055.00

(as supplemented by the Bond Order executed in connection therewith, the “*Ordinance*”) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the “*Village*”), on the ____ day of _____, 2021, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2020 for the payment of the Village's General Obligation Bonds, Series 2010, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County

this day of , 2021.

County Clerk

[SEAL]



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-833)**

DOC ID: 2021-833

Ordinance No. 6845, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds) for the Fiscal Year 2020 in the amount of \$309,027.50 (Finance Director Coyle)

Statement of the Issue:

Please see the previous memo in the packet for the 2010 General Obligation Bond abatement.

Analysis:

Please see the previous memo in the packet for the 2010 General Obligation Bond abatement.

Budget Impact:

None.

Action Requested:

Approval of the proposed abatement ordinance.

Attachments:

1. Abatement Ordinance 2012 Bonds



Village of Glen Ellyn

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds), for the Fiscal Year 2021 in the Amount of \$309,027.50

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds), for the Fiscal Year 2021 in the Amount of \$309,027.50

Whereas, by Ordinance No. 6079, passed September 24, 2012, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2012; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Village Links/Reserve 22 Fund to pay the Fiscal Year 2021 debt service of the General Obligation Bonds, Series 2012; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforesated revenue to the payment of debt service on the General Obligation Bonds, Series 2012 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of three hundred nine thousand, twenty-seven dollars and fifty cents (\$309,027.50) from the Village Links/Reserve 22 Fund for

payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2010, for the Fiscal Year 2021.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that three hundred nine thousand, twenty-seven dollars and fifty cents (\$309,027.50) is available from the Village Links/Reserve 22 Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2012, for the Fiscal Year 2021.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2012, in the amount of \$309,027.50.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2012, for payment of principal and interest for fiscal year 2021 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn,
this _____ day of _____, 2021.

Ayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Nayes				
			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent				
			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois,
this _____ day of _____, 2021.

Attest:

Village President of the
Village of Glen Ellyn, Illinois

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2021).

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2021, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds), for the Fiscal Year 2021 in the Amount of \$309,027.50

(as supplemented by the Bond Order executed in connection therewith, the “*Ordinance*”) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the “*Village*”), on the ____ day of _____, 2021, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2020 for the payment of the Village's General Obligation Bonds, Series 2012, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County

this day of , 2021.

County Clerk

[SEAL]



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-834)**

DOC ID: 2021-834

Ordinance No. 6846, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Police Station Bonds) for the Fiscal Year 2021 in the amount of \$954,543.76 (Finance Director Coyle)

Statement of the Issue:

In 2015, the Village issued bonds to fund construction of a new police facility and for stormwater improvements within the Village. The Village sought to fund these capital improvements through reprioritization of its capital program rather than through a property tax increase to the Village's taxpayers. Therefore, it is necessary for the Village Board to pass an abatement ordinance for this issue yearly so that property taxes are not levied by the County to pay the annual debt service cost.

Analysis:

The attached proposed abatement ordinance is the sixth (6th) such abatement to occur over the 20 year life of the bonds that are set to be paid off in 2035. This abatement ordinance will abate the debt service for property tax levy year 2020 in the amount of \$954,543.76.

Budget Impact:

None.

Action Requested:

Adoption of the proposed abatement ordinance.

Attachments:

1. Abatement Ordinance 2015 Bonds



Village of Glen Ellyn

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2015 (Capital Projects Bonds), for the Fiscal Year 2021 in the amount of \$954,543.76

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

**An Ordinance Directing the Application of Funds from Specified Sources to the
Payment of Principal and Interest upon General Obligation Bonds,
Series 2015 (Capital Projects Bonds), For the Fiscal Year 2021 in the Amount of
\$954,543.76**

Whereas, by Ordinance No. 6332, passed July 13, 2015, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2015; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay the Fiscal Year 2021 debt service of the General Obligation Bonds, Series 2015; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforesaid revenue to the payment of debt service on the General Obligation Bonds, Series 2015 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of nine hundred fifty-four

thousand, five hundred forty-three dollars and seventy-six cents (\$954,543.76) from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2015, for the Fiscal Year 2021.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that nine hundred fifty-four thousand, five hundred forty-three dollars and seventy-six cents (\$954,543.76) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2015, for the Fiscal Year 2021.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2015, in the amount of \$954,543.76.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2015, for payment of principal and interest for Fiscal Year 2021 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn,
this _____ day of _____, 2021.

Ayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Nayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois,
this _____ day of _____, 2021.

Attest:

Village President of the
Village of Glen Ellyn, Illinois

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2021).

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2021, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2015 (Capital Projects Bonds), For the Fiscal Year 2021 in the Amount of \$954,543.76

(as supplemented by the Bond Order executed in connection therewith, the “Ordinance”) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the “Village”), on the ____ day of _____, 2021, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2020 for the payment of the Village’s General Obligation Bonds, Series 2015, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2021.

County Clerk

[SEAL]



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-835)**

DOC ID: 2021-835

Ordinance No. 6847, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon Obligation Bonds, Series 2018 (Capital Projects Bonds) for the Fiscal Year 2021 in the amount of \$682,218.76 (Finance Director Coyle)

Statement of the Issue:

At the end of 2018, the Village issued bonds for the parking garage, street and streetscape, and Civic Center improvements. The Village sought to fund these capital improvements through use of reserves as well as a new food and beverage tax rather than through a property tax increase to the Village's taxpayers. Therefore, it is necessary for the Village Board to pass an abatement ordinance for this issue yearly so that property taxes are not levied by the County to pay the annual debt service cost.

Analysis:

The attached proposed abatement ordinance is the third (3rd) abatement to occur over the 20 year life of the bonds that are set to be paid off in 2039. This abatement ordinance will abate the debt service for property tax levy year 2020 in the amount of \$682,218.76.

Budget Impact:

None.

Action Requested:

Adoption of the proposed abatement ordinance.

Attachments:

1. Abatement Ordinance 2018 Bonds



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Directing the Application of Funds from Specified
Sources to the Payment of Principal and Interest upon General
Obligation Bonds, Series 2018, for the Fiscal Year 2021 in the
amount of \$682,218.76**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2018, For the Fiscal Year 2021 in the Amount of \$682,218.76

Whereas, by Ordinance No. 6642, passed November 13, 2018, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2018; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay the Fiscal Year 2021 debt service of the General Obligation Bonds, Series 2018; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforesated revenue to the payment of debt service on the General Obligation Bonds, Series 2018 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of six hundred eighty-two

thousand, two hundred eighteen dollars and seventy-six cents (\$682,218.76) from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2018, for the Fiscal Year 2021.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that six hundred eighty-two thousand, two hundred eighteen dollars and seventy-six cents (\$682,218.76) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2018, for the Fiscal Year 2021.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2018, in the amount of \$682,218.76.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2018, for payment of principal and interest for Fiscal Year 2021 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn,
this _____ day of _____, 2021.

Ayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Nayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois,
this _____ day of _____, 2021.

Attest:

Village President of the
Village of Glen Ellyn, Illinois

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2021).

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2021, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2018, For the Fiscal Year 2021 in the Amount of \$682,218.76

(as supplemented by the Bond Order executed in connection therewith, the “Ordinance”) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the “Village”), on the ____ day of _____, 2021, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2020 for the payment of the Village's General Obligation Bonds, Series 2018, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County

this day of , 2021.

County Clerk

[SEAL]



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/25/2021 7:00 PM
Department: Finance
Department Head:
Category: Ordinance
Prepared By:

**AGENDA ITEM (ID # 2021-
836)**

DOC ID: 2021-836

Ordinance No. 6848, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2020 (Capital Projects Bonds) for the Fiscal Year 2021 in the amount of \$608,122.63 (Finance Director Coyle)

Statement of the Issue:

In 2020, the Village issued another series of bonds for the parking garage, street and streetscape, and property acquisition. The Village sought to fund these capital improvements and related debt service improvements through use of reserves as well as a food and beverage tax rather than through a property tax increase to the Village's taxpayers. Therefore, it is necessary for the Village Board to pass an abatement ordinance for this issue yearly so that property taxes are not levied by the County to pay the annual debt service cost.

Analysis:

The attached proposed abatement ordinance is the first abatement to occur over the 20 year life of the bonds that are set to be paid off in 2040. This abatement ordinance will abate the debt service for property tax levy year 2020 in the amount of \$608,122.63.

Budget Impact:

Action Requested:

Attachments:

1. Abatement Ordinance 2020 Bonds



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Directing the Application of Funds from Specified
Sources to the Payment of Principal and Interest upon General
Obligation Bonds, Series 2020, for the Fiscal Year 2021 in the
amount of \$608,122.63**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2020, For the Fiscal Year 2021 in the Amount of \$608,122.63

Whereas, by Ordinance No. 6802, passed August 24, 2020, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2020; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay the Fiscal Year 2021 debt service of the General Obligation Bonds, Series 2020; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforesated revenue to the payment of debt service on the General Obligation Bonds, Series 2020 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of six hundred eight thousand,

one hundred twenty-two dollars and sixty-three cents (\$608,122.63) from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2020, for the Fiscal Year 2021.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that six hundred eight thousand, one hundred twenty-two dollars and sixty-three cents (\$608,122.63) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2020, for the Fiscal Year 2021.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2020, in the amount of \$608,122.63.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2020, for payment of principal and interest for Fiscal Year 2021 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn,
this _____ day of _____, 2021.

Ayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Nayes			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent			Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois,
this _____ day of _____, 2021.

Attest:

Village President of the
Village of Glen Ellyn, Illinois

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2021).

